

20110317000086750 1/2 \$20.00  
Shelby Cnty Judge of Probate, AL  
03/17/2011 02:36:11 PM FILED/CERT

This instrument prepared by:  
Jeff G. Underwood, Attorney  
Sirote & Permutt P.C.  
2311 Highland Avenue South  
Birmingham, Alabama 35205

Send Tax Notice to:  
Shane Stoudenmire  
Brandy Stoudenmire  
4435 Highway 20  
Calera, AL 35040

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred eighty thousand and 00/100 Dollars (\$180,000.00) to the undersigned, Fannie Mae a/k/a Federal National Mortgage Association, a corporation, by and through Sirote & Permutt, P.C., as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Shane Stoudenmire, and Brandy Stoudenmire, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

A portion of the SW quarter of the NW quarter of Section 9, Township 24 North, Range 13 East, being more particularly described as follows: Begin at the Southwest corner of the SW quarter of said Section 9, and run Northerly along the West line of said quarter-quarter Section for 874.45 feet to the point on the South 80-foot right of way of Shelby County Road No. 20; then turn an angle of 43 deg. 16 minutes to the right and run in a Northeasterly direction for 84.58 feet to a point on said right of way; then turn an angle of 4 deg. 18 minutes 01 seconds to the right and run in a Northeasterly direction for 122.12 feet to a point on said right of way; thence turn an angle of 13 deg. 06 minutes 18 seconds to the right and run in a Northeasterly direction for 276.49 feet to a point on said right of way; thence turn an angle of 14 deg. 57 minutes 28 seconds to the right and run in a Northeasterly direction for 29.70 feet to a point on said right of way; thence turn an angle of 104 deg. 22 minutes 12 seconds to the right and run in a Southerly direction for 1160.84 feet to a point on the South line of the SW quarter of the NW quarter of said Section 9; then turn an angle of 89 deg. 56 minutes 49 seconds to the right and run in a Westerly direction along the South line of said quarter-quarter Section for 417.84 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantees herein assume and agree to pay.
3. Less and except any part of subject property lying within a roadway/right of way.
4. Transmission Line Permit to Alabama Power Company as shown by instrument(s) recorded in Deed Book 124, at Page 590, in the Probate Office.
5. Right of Way granted to Shelby County by instrument recorded in Deed Book 196, at Page 67, in the Probate Office.
6. Encroachment(s) of fence(s) off and/or onto the Westerly side and Easterly side of the land as shown by the survey of William J. Egan, dated April 22, 1979.
7. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. 20101209000413350, in the Probate Office of Shelby County, Alabama.

\$ 175,437.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.



Shelby County, AL 03/17/2011  
State of Alabama  
Deed Tax: \$5.00

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy thereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 10th day of March, 2011.

Fannie Mae aka Federal National Mortgage Association  
By and through Sirote & Permutt, P.C., as Attorney in Fact

By:   
Its Attorney

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeff G. Underwood, whose name as Attorney of Sirote & Permutt, P.C., as Attorney in Fact for Fannie Mae a/k/a Federal National Mortgage Association, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such attorney and with full authority, executed the same voluntarily for and as the act of said Corporation, acting in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 10th day of March, 2011.


  
NOTARY PUBLIC

My Commission expires:

AFFIX SEAL MY COMMISSION EXPIRES JANUARY 14, 2014

2010-006028

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