

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

Send Tax Notice to:  
Robert Evans

119 Bent Creek Dr  
Chelsea AL 35043

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

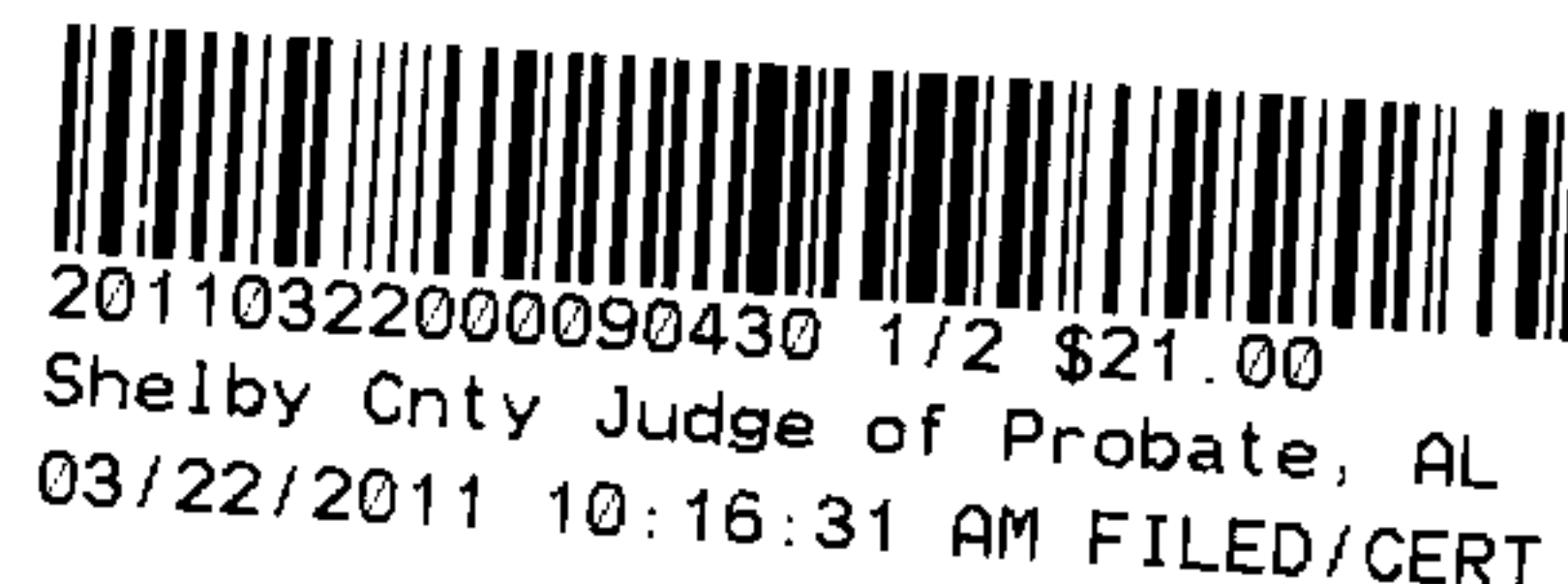
That in consideration of Two hundred twenty thousand one hundred and 00/100 Dollars (\$220,100.00) to the undersigned, Fannie Mae a/k/a Federal National Mortgage Association, a corporation, by and through Sirote & Permutt, P.C., as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Robert Evans, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 17, according to the survey of Bent Creek Subdivision Sector 1, as recorded in Map Book 36, Page 23, in the Probate Office of 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 Grantee herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Instrument No. 2005-56418 and Deed Book 126, page 55.
4. Restrictive covenant as recorded in Instrument No. 20080222000072590 and Inst. No. 20071004000464301 and Deed Book 244, page 587. and Inst. No. 20060316000123610.
5. Mineral and mining rights as recorded in Instrument No. 1994-29305 and Deed Book 154 page 455 and Deed Book 171 page 515 and Deed Book 244 page 587.
6. Memorandum and Affidavit regarding oil and gas lease to Anschutz Corporation dated February 9, 1982 and recorded in Misc. book 45, page 303.
7. Memorandum of Oil and Gas Lease to Atlanta Richfield Company as recorded in Deed Book 324 page 391.
8. Restrictions as shown on recorded plat.
9. 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. 20100611000186990, in the Probate Office of Shelby County, Alabama.

\$ 214,519.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.



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 Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 18th 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 18th day of March, 2011.

  
NOTARY PUBLIC

My Commission expires:

AFFIX SEAL MY COMMISSION EXPIRES JANUARY 14, 2014

2010-003691

A1016S7



20110322000090430 2/2 \$21.00  
Shelby Cnty Judge of Probate, AL  
03/22/2011 10:16:31 AM FILED/CERT