

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

Send Tax Notice to:  
Edith Irene Smith  
Lanny Allen Smith, Vicky Smith  
*1024 Oak Tree Road*  
*Birmingham, AL 35244*

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred fifty-eight thousand and 00/100 Dollars (\$258,000.00) 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 Edith Irene Smith, Lanny Allen Smith, and Vicky Smith, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3105 according to the Survey of Riverchase County Club 31st Addition as recorded in Map Book 18, Page 122 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 Grantees herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Book 311, Page 801.
4. Restrictive covenant as recorded in Book 14, Page 536; Misc. Volume 17, page 550; and Misc. Volume 34, page 5549.
5. Mineral and mining rights as recorded in Book 127, Page 140; Deed Book 11, page 625.
6. Restrictions, conditions and release of damages recorded in Instrument Number 1994-23726
7. Restrictive covenants and grant of land to Alabama Power Company recorded in Instrument Number 1995-12817.
8. 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. 20101014000343460, in the Probate Office of Shelby County, Alabama.

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.





20110328000095860 2/2 \$273.00  
Shelby Cnty Judge of Probate, AL  
03/28/2011 10:40:37 AM FILED/CERT

TO HAVE AND TO HOLD Unto the Grantees, do, subject to the matters, exceptions and reservations hereinafter set forth, hereby GRANT, BARGAIN, SELL and CONVEY unto the said Grantees, as tenants in common so long as all of them shall live, and, upon the death of any one of them, to the two survivors of the three of them, as tenants in common so long as such two shall live, and, upon the death of any two of them, to the survivor of the three of them, and to the heirs and assigns of such survivor, the following described real property situate in the County of Shelby, Alabama.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 24th 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 Rebecca B. Redmond, 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, she, 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 24th day of March, 2011.

  
NOTARY PUBLIC

My Commission expires:

AFFIX SEAL MY COMMISSION EXPIRES JANUARY 14, 2014

2011-000538

A102D5J

Shelby County, AL 03/28/2011  
State of Alabama  
Deed Tax: \$258.00