

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

Send Tax Notice to:
Alicia Hale

265 Creekside Lane
Pelham, AL 35124

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred sixty-nine thousand and 00/100 Dollars (\$169,000.00) to the undersigned, Fannie Mae aka 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 Alicia Hale, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 187, according to the Final Subdivision Plat of Holland Lakes, Sector 3, as recorded in Map Book 37, Page 85 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Holland Lakes Declaration of Covenants, Conditions, and Restrictions executed by the Grantor and filed for record as Instrument No. 20050425000196100 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. Declaration of Covenants, conditions and restrictions in Instrument No. 20050425000196100.
4. Right of Way to Southern Natural Gas as recorded in Deed Book 90, Page 281 and 461, in the Office of the Judge of Probate of Shelby County, Alabama.
5. Easement to Postal Telegraph Cable Company as recorded in Deed Book 90, Pages 46 and 40, in the Probate Office of Shelby County, Alabama.
6. Easement to AT&T as recorded in Deed Book 168, Page 476, in the Probate Office of Shelby County, Alabama.
7. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 303, Page 226, in the Probate Office of Shelby County, Alabama.
8. Agreement for water line easement as set out in Instrument No. 1993-22320, in the Probate Office of Shelby County, Alabama.
9. Transmission line permits to Alabama Power Company as shown by instruments recorded in Deed Book 113, Page 52; Deed Book 113, Page 95; Deed Book 107, Page 533; Deed Book 102, Page 205; Deed Book 141, Page 506; Deed Book 170, Page 262; Deed Book 55, Page 454 and Deed Book 92, page 437.
10. Right of way to Shelby County as recorded in Deed Book 167, Page 462, 465 and 467; Deed Book 169, Page 59; Deed Book 271, page 748; Deed Book 256, Page 868 and Deed Book 102, Page 419, in the Office of the Judge of Probate of Shelby County, Alabama.
11. Right of way to Colonial Pipeline as recorded in Deed Book 269, page 203, in the Office of the Judge of Probate of Shelby County, Alabama.
12. Easement to City of Pelham as recorded in Deed Book 337, Page 525, in the Probate Office of Shelby County, Alabama.
13. Riparian and other rights created by the fact that subject property lies adjacent to Buck Creek.
14. Less and except any portion lying within Buck Creek.
15. Easement to City of Pelham for sewer as recorded in Instrument No. 1999-18787, in the Probate Office of Shelby County, Alabama.



Shelby County, AL 03/28/2011
State of Alabama
Deed Tax: \$4.50

16. Easement to South Central Bell Telephone Company as recorded in Real Book 20, page 150, in the Probate Office of Shelby County Alabama.
17. Restrictive covenants and grant of land easement to Alabama Power Company as recorded in Instrument No. 20040910000506170.
18. Restrictions as shown on recorded plat.
19. 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* in the Probate Office of Shelby County, Alabama.

\$ 164,715.00 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 16th 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 aka 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 16th day of March, 2011.

Ally Mathews Briggs

NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

MY COMMISSION EXPIRES JANUARY 14, 2014

2010-005669

A102PBS