

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

Send Tax Notice to:  
Charles E. Davis, Jr.  
Lydia B. Davis  
914 Sedgefield Dr.  
Sylacauga, AL 35150

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Fifty-six thousand five hundred and 00/100 Dollars (\$56,500.00) 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 Charles E. Davis, Jr., and Lydia B. Davis, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Unit 302, in Horizon, a Condominium, as established by that certain Declaration of Condominium of Horizon, a Condominium, which is recorded in Instrument 2001-40927, to which Declaration of Condominium a plan is attached as Exhibit "A" thereto, said Plan being filed for record in Map Book 28, Page 141, in the Probate Office of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of the Horizon Condominium Association, Inc. is attached as Exhibit "D", together with an undivided interest in the Common Elements assigned to said Unit, as shown in Exhibit "C" of said Declaration of Condominium of Horizon, a Condominium.

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(s), building line(s) and restriction(s) as shown on recorded map.
4. A storm sewer and drainage easement between Daniel U.S. Properties, Ltd. and Daniel Properties XV in Real Volume 86, Page 349.
5. Sewer line easement and connection agreement between Daniel U.S. Properties, Ltd. and Daniel Properties XV in Real Volume 43, Page 611 modified in Real Volume 86, page 355 and further modified in Instrument No. 1994-3406.
6. Reservation as contained in deed in Instrument No. 1994-3407.
7. Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkway and entrance.
8. Right-of-way granted to Alabama Power Company recorded in Real Volume 2, Page 792 and Real Volume 2, Page 797.
9. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title created by the "Condominium Ownership Act," Chapter 8, Section 35-8-1 et seq., Code of Alabama 1975, and/or the "Alabama Uniform Condominium Act of 1991," Chapter 8A, Sections 35-8A-101 et seq., Code of Alabama 1975, or set forth in the Declaration of Condominium of Horizon, a Condominium, dated 09/19/2001 and recorded in Instrument No. 2001-40927, in the Probate Office of Shelby County, Alabama; in the By-Laws of Horizon Condominium Association, recorded in Instrument No. 2001-0040927, in said Probate Office; in the Articles of Incorporation of, Horizon Condominium Development, Inc., recorded in Instrument No. 2001-40923, in said Probate Office; in any instrument creating the estate of interest insured by this policy; and in any allied instrument referred to in any of the instruments aforesaid.
10. Restrictions appearing of record in Instrument No. 2001-40927.

Shelby County, AL 04/05/2011  
State of Alabama  
Deed Tax: \$56.50




11. 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. 20110203000038510, 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.

TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 15th day of March, 2011.

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

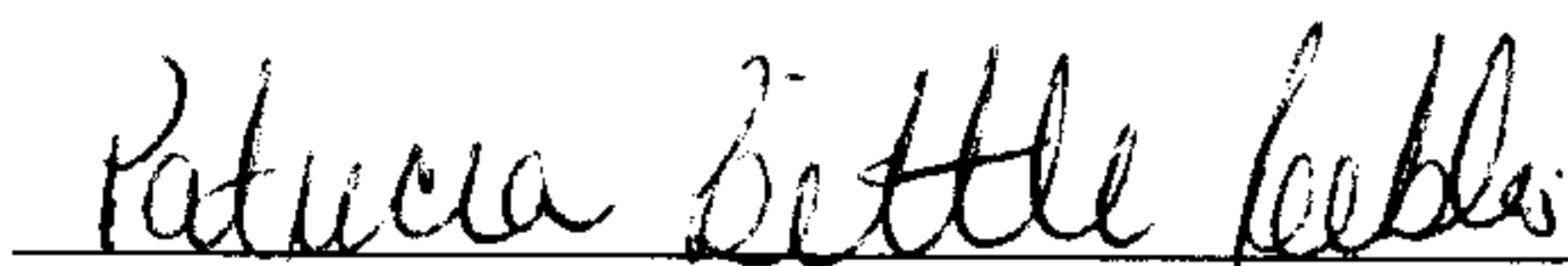
By:   
Its Attorney

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 15th day of March, 2011.

  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

2011-000358

MY COMMISSION EXPIRES NOVEMBER 12, 2013

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