

20110405000105890 1/2 \$19.00  
Shelby Cnty Judge of Probate, AL  
04/05/2011 03:30:18 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:  
Edward Alan Lowery

5001 Mountain View Parkway  
Birmingham, AL 35244

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred forty-nine thousand fifty and 00/100 Dollars (\$149,050.00) 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 Edward Alan Lowery, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 25, in Block 1, according to the Map and Survey of Gross's Addition to Altadena South, 2nd Phase of 1st Sector, as recorded in Map Book 6, Page 17, in the Probate Office of Shelby County, Alabama.

Edward Alan Lowery and Edward A. Lowery are one and the same person.

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 Book 102, Page 52; Volume 103, page 40; and Volume 187, page 377.
4. Restrictive covenant as recorded in Book 3, Page 817.
5. Mineral and Mining Rights as recorded in Book 4, Page 376.
6. Restrictions as shown on recorded plat.
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. 20100623000198640, in the Probate Office of Shelby County, Alabama.

\$ 145,271.00 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.



Shelby County, AL 04/05/2011  
State of Alabama  
Deed Tax: \$4.00

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 25th 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 25th day of March, 2011.

  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL MY COMMISSION EXPIRES JANUARY 14, 2014

2010-005039

A101B3H



20110405000105890 2/2 \$19.00  
Shelby Cnty Judge of Probate, AL  
04/05/2011 03:30:18 PM FILED/CERT