

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

Send Tax Notice to:  
Jordan L. Pritchett

176 Little John Circle  
Caleva, AL 35040

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Seventy-nine thousand and 00/100 Dollars (\$79,000.00) 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 Jordan L. Pritchett, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 14-A, according to a resurvey of Lots 12, 13 and 14 of Nottingham Townhomes as recorded in Map Book 34, Page 123, 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 Southern Natural Gas as recorded in Deed 90, Page 241.
4. Easement/right-of-way to Alabama Power as recorded in Instrument No. 20030303000126280 and Instrument No. 20030303000126270.
5. Affidavit as to Modified Front Set Back Line in Instrument #20051219000654320.
6. Building set back lines as shown by Map Book 33, Page 111.
7. Restrictions, covenants and conditions as set out in instrument(s) recorded in Instrument #2002-11100; amended in Instrument #20030605000348820, and amended in Instrument #20040719000399940, along with Articles of Incorporation as recorded in Instrument #2002-11101, in the Probate Office
8. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 103, Page 170; Deed 205, Page 674; Deed 198, Page 478, and Deed 177, Page 493, in the Probate Office.
9. Restrictions, limitations, conditions and other provisions as set out in Map Book 33, Page 111, in the Probate Office.

\$ 79,000.00 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.

\*2011-000608\* \*SWD\*

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 12th day of April, 2011.

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

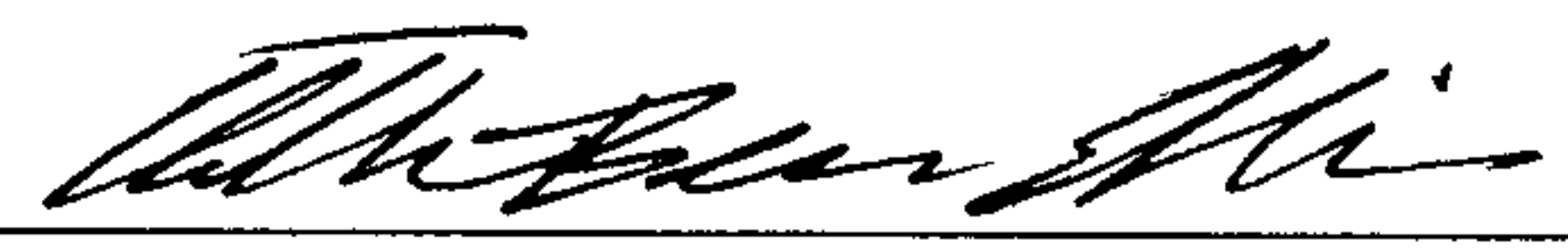
By:   
Its Attorney

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 12th day of April, 2011.

  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

2011-000608

MY COMMISSION EXPIRES DECEMBER 17, 2016

A1105RW