

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

Send Tax Notice to:
Stephen Jones

42160 Hwy 25
Vincent AL 35128

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Fifty-one thousand and 00/100 Dollars (\$51,000.00) 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 Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Stephen Jones, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land in the NE 1/4 of the SE 1/4 of Section 15, Township 19 South, Range 2 East, Shelby County, Alabama, more particularly described as follows:

Commence at a corner in place accepted an the Northeast corner of the NE 1/4 of the SE 1/4 of section 15, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed North 87 degrees 32 minutes 16 seconds West along the North boundary of said 1/4-1/4 section for a distance of 851.60 feet, more or less, to a point on the Easterly right of way line of U.S. Highway #231; thence proceed South 23 degrees 12 minutes 47 seconds West along the Easterly boundary of said highway for a distance of 263.36 feet, more or less, to the point of beginning, said point being the intersection of the Easterly boundary of said U.S. Highway #231 and the Northerly boundary of a paved county road; from this beginning point, proceed North 23 degrees 12 minutes 47 seconds East along the Easterly right of way line of said U.S. Highway #231 for a distance of 92.0 feet; thence proceed South 87 degrees 32 minutes 16 seconds East for a distance of 105.0 feet; thence proceed South 23 degrees 12 minutes 47 seconds West for a distance of 165.0 feet to a point on the Northerly boundary of a paved road; thence proceed North 46 degrees 45 minutes 21 seconds West along the Northerly boundary of said road for a distance of 104.51 feet to its point of intersection with the Easterly right of way line of U.S. Highway #231 and the point of beginning: being situated in 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. Less and except any part of subject property lying within any road right-of-way.
4. Any claim pertaining to need for turnout construction to provide access to a state highway.
5. 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. 20110209000047210, in the Probate Office of Shelby County, Alabama.

\$ 52,847.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

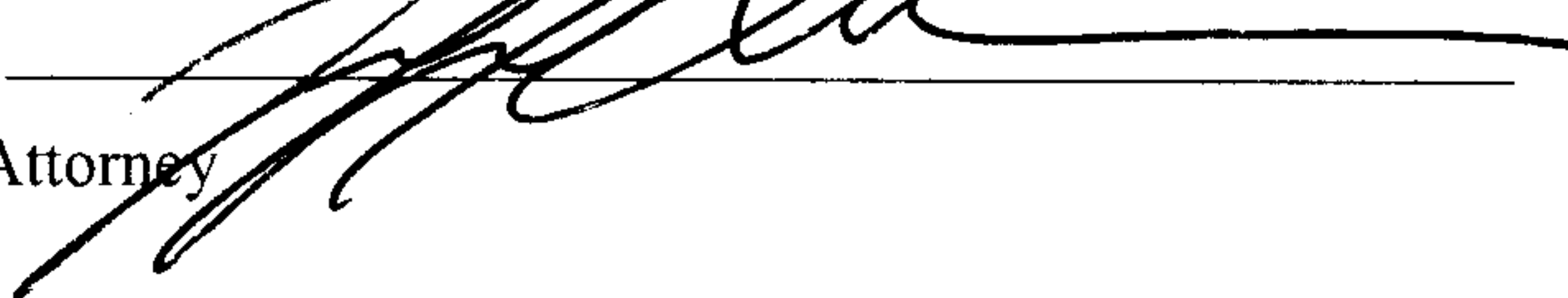
This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

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 13th 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 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 13th day of April, 2011.


NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

MY COMMISSION EXPIRES JANUARY 14, 2014

2011-000329

A11023B