

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

Send Tax Notice to:
Kenny R. Gaut

4370 Co Rd 83
Vincennes, Ala 35178

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Fifty-seven thousand and 00/100 Dollars (\$57,000.00) 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 Kenny R. Gaut, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Begin at the Northeast corner of the Northwest Quarter of the Northeast Quarter of Section 15, Township 19 South, Range 2 East; thence Westerly along the South marginal line of the Elliott settlement road a distance of 850 feet to the point of beginning, the center of said road being accepted as the North line of said forty; thence Southerly a distance of 200 feet to a point; thence Westerly 100 feet to a point; thence Northerly a distance of 200 feet to a point; thence Easterly a distance of 100 feet along the said South marginal right of way of said road to the point of beginning.

Also, begin at the Northeast corner of the Northwest Quarter of the Northeast Quarter of Section 15, Township 19 South, Range 2 East; thence Westerly along the South marginal right of way line of the Elliott settlement road a distance of 950 feet to the point of beginning, the center of said road being accepted as the North line of said forty; thence Southerly a distance of 200 feet to a point; thence Westerly 150 feet to a point; thence Northerly a distance of 200 feet to a point; thence Easterly a distance of 150 feet along the said South marginal right of way of said road to the point of beginning.

Said parcel of real estate being situated in the Northwest Quarter of the Northeast Quarter, Section 15, Township 19 South, Range 2 East.

Less and Except that portion conveyed to Jackie E. Snyder and wife, Mamie Ruth Snyder as shown in deed recorded in Real Record 308, Page 947, in Probate Office.


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 a rights of way.

\$ 53,000.00 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.

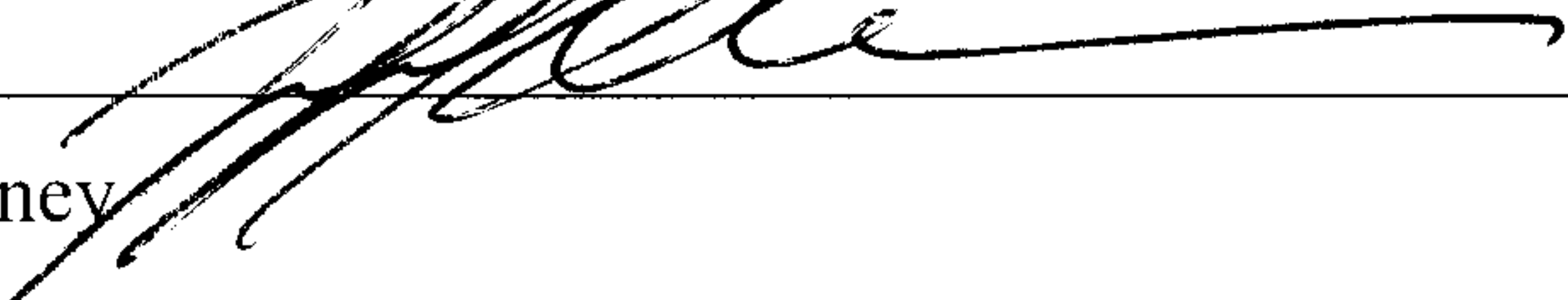

20110511000142190 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
05/11/2011 03:31:56 PM FILED/CERT

Shelby County, AL 05/11/2011
State of Alabama
Deed Tax: \$4.00

2010-003311 *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 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 12th day of April, 2011.



NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

MY COMMISSION EXPIRES NOVEMBER 12, 2013

2010-003311

A1007K5



20110511000142190 2/2 \$19.00
Shelby Cnty Judge of Probate, AL
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