

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

Send Tax Notice to:
George Pickle
Phyllis Tseng Pickle
613 10TH AVENUE SW
ALABASTER AL 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Thirty thousand and 00/100 Dollars (\$30,000.00) 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto George Pickle, and Phyllis Tseng Pickle, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 92 of the Siluria Mills Subdivision, as recorded in Map Book 5, Page 10, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

Commence at the Westerly boundary of Fallon Avenue and the Southerly boundary of 2nd Avenue; thence Northwesterly along said boundary of 2nd Avenue for 155 feet to the Point of Beginning; thence 90 degrees 25 minutes left and run Southwesterly for 107.60 feet; thence 81 degrees 56 minutes 44 seconds right and run Westerly for 44.43 feet; thence 23 degrees 47 minutes 43 seconds right and run Northwesterly for 36.38 feet; thence 15 degrees 57 minutes 27 seconds left and run Northwesterly for 8.93 feet; thence 90 degrees 11 minutes 23 seconds right and run Northeasterly for 104.63 feet to the Southerly boundary of 2nd Avenue; thence 90 degrees 26 minutes 37 seconds right and run Southeasterly along said boundary for 88.00 feet to the Point of Beginning.

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/right-of-way to Alabama Power Company as recorded in Deed Book 180, Page 286; Deed Book 113, Page 366; Deed Book 189, Page 315; Deed Book 225, Page 273 and Deed Book 285, Page 508..
4. Easement/right-of-way to Alabaster Water and Gas Board as recorded in Deed Book 146, Page 211.
5. Agreement in regard to street lighting system with Alabama Power Company as set out in Deed Book 126, Page 1
6. Mineral and mining rights.
7. Restrictions as shown on recorded plat.
8. 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 Inst. No. 20100923000312430, 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.

Shelby County, AL 05/12/2011
State of Alabama
Deed Tax: \$30.00


20110512000142280 1/2 \$45.00
Shelby Cnty Judge of Probate, AL
05/12/2011 10:13:03 AM FILED/CERT

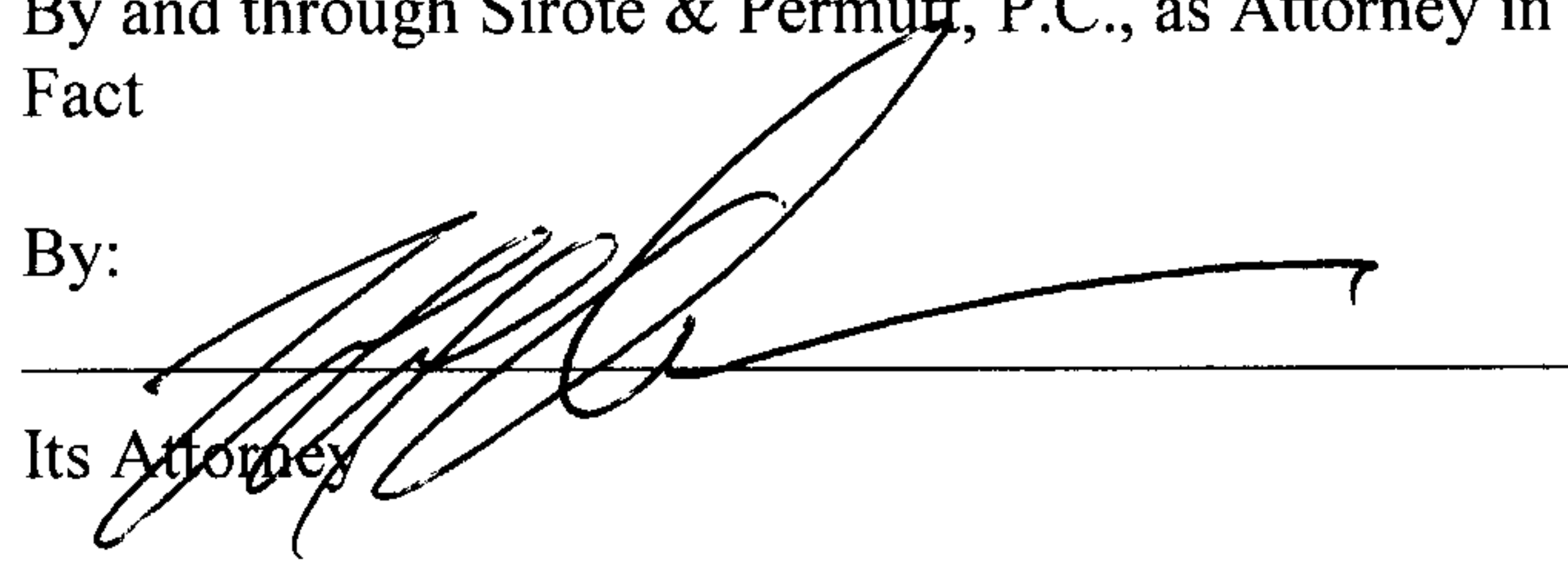
TO HAVE AND TO HOLD Unto the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy thereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 6th day of May, 2011.

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

By:

Its Attorney

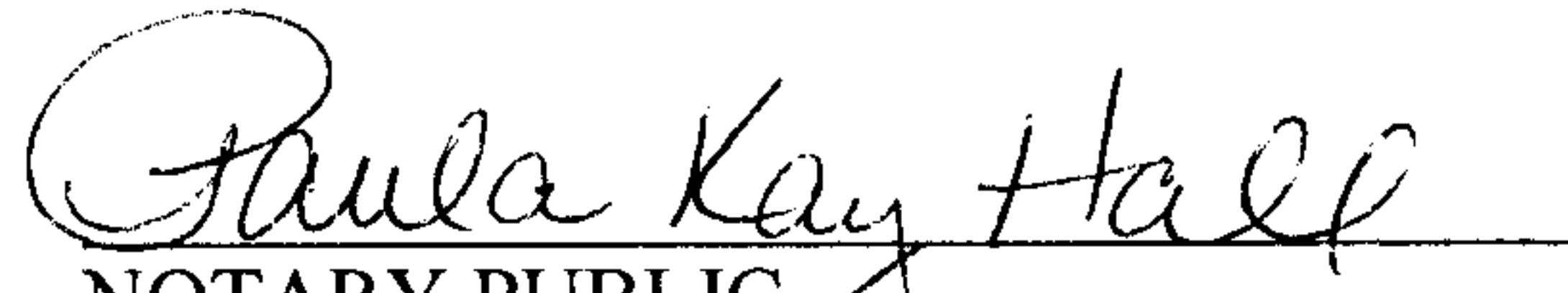


STATE OF ALABAMA

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 6th day of May, 2011.


NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2011-001004

A1027RV

MY COMMISSION EXPIRES AUGUST 6, 2012



20110512000142280 2/2 \$45.00
Shelby Cnty Judge of Probate, AL
05/12/2011 10:13:03 AM FILED/CERT