

20110517000147450 1/2 \$28.50  
Shelby Cnty Judge of Probate, AL  
05/17/2011 02:24:07 PM FILED/CERT

Shelby County, AL 05/17/2011  
State of Alabama  
Deed Tax: \$13.50

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

Send Tax Notice to:  
Mitchell S. Watts

1735 Oak Park Ln.  
Helena, AL 35080

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred sixty-four thousand nine hundred and 00/100 Dollars (\$264,900.00) 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 Mitchell S. Watts, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 303, according to the Survey of The Woodlands, Sector 3, as recorded in Map Book 33, Page 141, in the Office of the Judge of Probate 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. Restrictive covenant as recorded in Instrument Number 20040923000527930.
4. Mineral and mining rights as recorded in Real 62 page 405.
5. Tree conservation area along rear of lot as shown on record map(s).
6. Covenant for Storm water run offs 20041214000682760
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 Instrument Number 20110325000095280, in the Probate Office of Shelby County, Alabama.

\$251,655.00 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 10th 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 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 10th day of May, 2011.

  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

MY COMMISSION EXPIRES JANUARY 14, 2014

2011-001262

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