

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

Send Tax Notice to:
Marty L. Tilley
Ashley M. Tilley
159 Thoroughbred Lane
Alabaster, AL 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred ten thousand and 00/100 Dollars (\$210,000.00) 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Marty L. Tilley, and Ashley M. Tilley, (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 85, according to the Map and Survey of Saddle Lake Farms, 2nd Addition- Phase 2, as recorded in Map Book 29, page 26, 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 Grantees herein assume and agree to pay.
3. Restrictive covenant as recorded in Instrument Number 1995-17530; Instrument Number 1996-2191; Amended in Instrument Number 2000-17433 and amended in Instrument Number 2001-033976.
4. Mineral and mining rights as recorded in Instrument Number 2001-33974.
5. Easement for road for private use unless it becomes public as recorded in Deed Book 312, Page 393.
6. Proposed coal and mineral & mining plan underground and surface notice of mining operations as recorded in Instrument Number 2000-37886
7. Agreement and indemnification between Alabaster Water Board and Envirobuild as recorded in Instrument number 2001-38317
8. Covenants with Shelby County Health Department recorded in Instrument Number 2001-35567.
9. Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkway and entrance.
10. Failure of the garage to meet architectural control committee requirements.
11. Restrictions as shown on recorded plat.
12. 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. 20110405000104770, in the Probate Office of Shelby County, Alabama.

\$ 204,676.00 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 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 16th 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 16th day of May, 2011.


NOTARY PUBLIC
My Commission expires: MY COMMISSION EXPIRES JANUARY 14, 2014
AFFIX SEAL

2011-000952

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