

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

Send Tax Notice to:
James Connell

*199 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 twenty-seven thousand and 00/100 Dollars (\$227,000.00) 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 Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto James Connell, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:


Lot 89, according to the Survey of Final Plat of Saddle Lake Farms, Second Addition, Phases 3, 4, 5, 6 and 7, as recorded in Map Book 29, Page 34, 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 Grantee herein assume and agree to pay.
3. Restrictive covenant as recorded in Instrument Number 1995-17530; Instrument Number 2001-33976; Instrument Number 2000-17433; and Instrument Number 2001-50962.
4. Mineral and mining rights as recorded in Instrument Number 1996-02191.
5. Restrictions as shown on recorded plat.
6. 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 20110429000129670, 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.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.


20110602000162020 1/2 \$242.00
Shelby Cnty Judge of Probate, AL
06/02/2011 02:44:46 PM FILED/CERT

Shelby County, AL 06/02/2011
State of Alabama
Deed Tax: \$227.00

2011-001987 *SWD*

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 27th 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 27th day of May, 2011.



NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2011-001987

A110JWR

MY COMMISSION EXPIRES DECEMBER 17, 2012



20110602000162020 2/2 \$242.00
Shelby Cnty Judge of Probate, AL
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