

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

Send Tax Notice to:
Ashley Young

1982 Waterford Pl
Hoover, AL 35244

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred twelve thousand nine hundred and 00/100 Dollars (\$112,900.00) 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 Ashley Young, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 105, according to the Map of Amberley Woods, 4th Sector, as recorded in Map Book 21, Page 14 in the Probate Office of Shelby County, Alabama. Situated in 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. Municipal improvements assessments and fire district dues against subject property, if any.
4. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to person or property as a result of the exercise of such rights.
5. Building lines, right of ways, easements, restrictions, reservation and conditions, if any, as recorded in Map Book 21, Page 14.
6. Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument 1996-15357 in the Probate Office of Shelby County, Alabama.
7. Right of Way to Alabama Power Company as recorded in Volume 55, Page 454, Volume 52, Page 10 and Volume 52, Page 193.
8. Easement to Plantation Pipeline Company recorded in Volume 113, Page 59, Volume 112, Page 277, Volume 112, Page 362 and Volume 112, Page 586.
9. Easement to J.Harris Development recorded in Volume 299, Page 358.
10. Easement to Southern Natural Gas recorded in Volume 91, Page 238.
11. Easement to Colonial Pipeline recorded in Volume 223, Page 431, Volume 263, Page 211, Real 286, Page 81 and Instrument 1995-30589.
12. Sewer Easement as recorded in Volume 301, Page 209.
13. 20 Feet Building setback line as shown on recorded map book 21, page 14.
14. 15 Feet easement on the northerly side of lot as shown on recorded Map Book 21, Page 14.

2011-000625 *SWD*

Shelby County, AL 06/15/2011
State of Alabama
Deed Tax: \$23.00

15. 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. 20110217000055490, in the Probate Office of Shelby County, Alabama.

\$ 112,900.00 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 8th day of June, 2011.

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

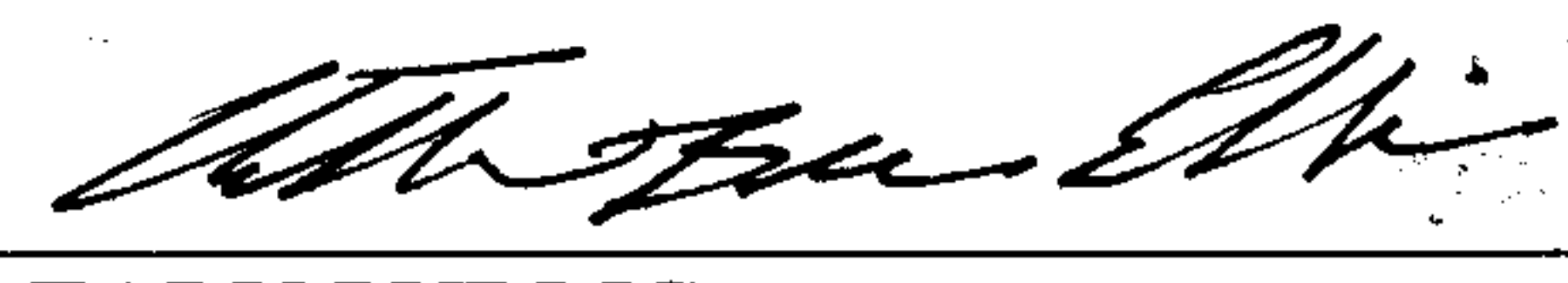
By: 
Its Attorney

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 8th day of June, 2011.


NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2011-000625

MY COMMISSION EXPIRES DECEMBER 17, 2012

A110662