

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

Send Tax Notice to:  
Rhonda Noland

*128 King Charles Way  
Alabaster, AL 35007*

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred fifty-two thousand five hundred and 00/100 Dollars (\$152,500.00) 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 Rhonda Noland, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel I

Lot 35, according to the Survey of Spring Gate Estates Phase Two, as recorded in Map Book 20, Page 120, in the Probate Office of Shelby County, Alabama.

Parcel II

Commence at the Southeast corner of Lot 35 Spring Gate Estates Phase Two as recorded in Map Book 20; Page 120 in the Office of the Judge of Probate of Shelby County, Alabama, said point being the point of beginning; thence North 35 degrees 27 minutes 28 seconds East and along the East line of said Lot 35 a distance of 129.87 feet; thence North 0 degrees 00 minutes 00 seconds East a distance of 123.18 feet; thence North 55 degrees 23 minutes 05 seconds East a distance of 117.09 feet; thence South 89 degrees 21 minutes 50 seconds East a distance of 89.33 feet; thence South 18 degrees 18 minutes 06 seconds East a distance of 69.22 feet; thence South 24 degrees 02 minutes 39 seconds West a distance of 44.89 feet; thence South 34 degrees 34 minutes 37 seconds West a distance of 73.34 feet; thence South 38 degrees 16 minutes 37 seconds West a distance of 108.07 feet; thence South 44 degrees 35 minutes 01 seconds West a distance of 87.98 feet; thence South 42 degrees 39 minutes 20 seconds West a distance of 34.69 feet; thence North 57 degrees 12 minutes 31 seconds a distance of 84.63 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 Grantee herein assume and agree to pay.
3. Mineral and mining rights excepted.



4. 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. 20101006000331890, in the Probate Office of Shelby County, Alabama.

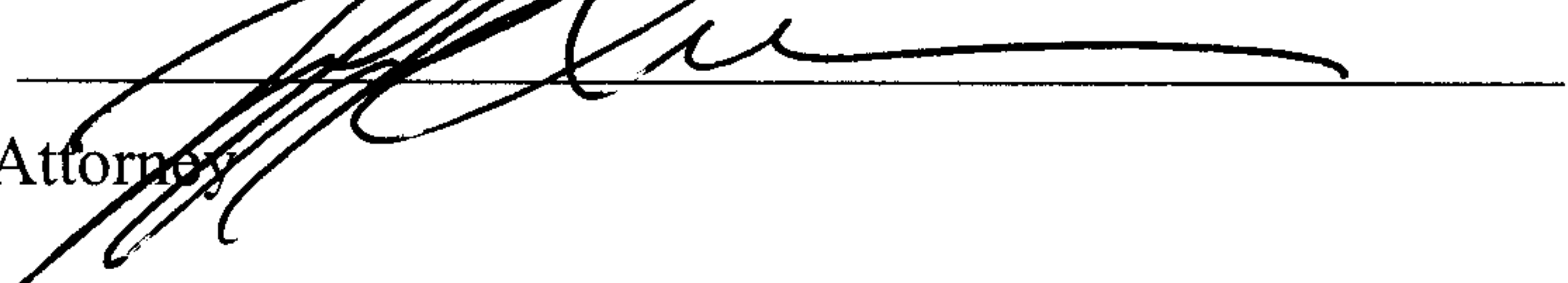
\$110,999.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 25th 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 25th day of May, 2011.

  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

2011-000272 / A102CXF

MY COMMISSION EXPIRES AUGUST 6, 2012