

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

Send Tax Notice to:
Lydia M. White
Harold MacFarland

*129 Highcrest Rd.
Prichard AL 35124*

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred fifty thousand and 00/100 Dollars (\$150,000.00) 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 Lydia M. White, and Harold MacFarland, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

The following described real-estate situated in Shelby County, Alabama to wit: Beginning at the Northeast corner of the Northeast Quarter of the Southwest quarter of Section 16, Township 20 South, Range 2 West, Shelby County, Alabama and run thence South 02 degrees 47 minutes 07 seconds East along the East line of said quarter-quarter a distance of 383.92 feet to a found rebar corner on the South line of an Alabama Power Company Transmission line Easement on right of way; thence run North 78 degrees 21 minutes 38 seconds West along said right of way or easement line a distance of 782.65 feet to a found rebar corner on the Southeasterly margin of Shelby County Highway No. 11; thence run North 58 degrees 11 minutes 10 seconds East along Said margin of said highway a distance of 394.28 feet to a found rebar corner; thence continue along said margin of said highway North 57 degrees 59 minutes 35 seconds East a distance of 472.05 feet to a found rebar corner on the East line of the Southeast quarter of Northwest quarter of same said Section 16; thence South 03 degrees 05 minutes 29 seconds East along said East line of said quarter-quarter section a distance of 232.83 feet to the point of beginning.

Less and Except:

Commence at the Northeast corner of the Northeast quarter of the Southwest quarter of Section 16, Township 20 South, Range 2 West, Shelby County, Alabama and run thence North 03 degrees 05 minutes 29 seconds West along the East line of the Southeast quarter of the Northwest quarter of Section 16 a distance of 232.83 feet to a point on the Southerly margin of Shelby County Highway No. 11, thence run South 57 degrees 59 minutes 35 seconds West along said margin of said highway a distance of 34.27 feet to the point of beginning; on the center line of a Sixty foot wide easement or right of way; thence run South 03 degrees 05 minutes 29 seconds East along said centerline of said right of way or easement a distance of 216.26 feet to the PC of a curve to the left having a central angle of 28 degrees 03 minutes 10 seconds and a radius of 250.00 feet, thence run Southeasterly along the arc of said curve an arc distance of 122.40 feet to the intersection of said centerline of said easement or right of way with the East line of the Northeast quarter of the Southwest quarter of said Section 16 and the end of required easement or right of way.

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. Easement/right-of-way to Alabama Power Company as recorded in Book 127 page 442; Instrument Number 20060829000425600; and Instrument Number 20050203000056450.
4. Easement/right-of-way to Shelby County as recorded in Book 180 page 539.
5. Mineral and mining rights.
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 No. 20110630000189950, in the Probate Office of Shelby County, Alabama.

\$ 146,197.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Shelby County, AL 08/12/2011
State of Alabama
Deed Tax: \$4.00

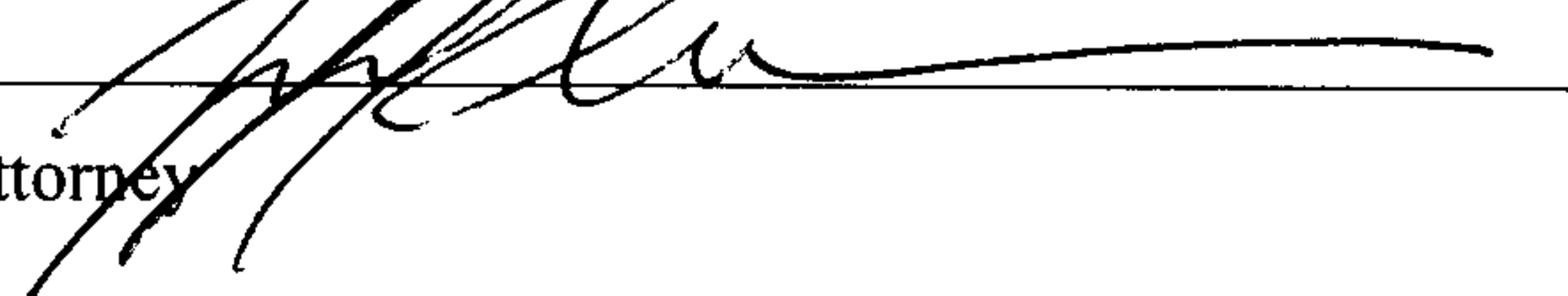


This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

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 1st day of August, 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 1st day of August, 2011.


NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

MY COMMISSION EXPIRES JANUARY 14, 2014

2011-002567

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