

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

Send Tax Notice to:  
Earnest G. Smith  
Juanita Smith  
100 Persimmon Lane  
Columbiana, AL 35051

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Fifty-seven thousand one hundred twelve and 00/100 Dollars (\$57,112.00) 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 Earnest G. Smith, and Juanita Smith, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Begin at the Southeast corner of the South half of the Southwest Quarter of the Northwest Quarter of Section 34, Township 21 South, Range 1 West; thence run North along the East line of said Quarter-Quarter Section a distance of 730.85 feet to the point of beginning of the parcel herein conveyed; thence run North along the East line of the Southwest Quarter of the Northwest Quarter and the Northwest Quarter of the Northwest Quarter of Section 34, Township 21 South, Range 1 West a distance of 670.85 feet; thence turn an angle of 91 Degrees 26 Minutes 33 Seconds to the left and run a distance of 325.00 feet; thence turn an angle of 88 Degrees 33 Minutes 23 Seconds to the left and run a distance of 670.33 feet; thence turn an angle of 91 Degrees 21 Minutes 11 Seconds to the left and run a distance of 325.00 feet to the point of beginning. Said parcel of land herein conveyed being located in the North half of the Southwest Quarter of the Northwest Quarter and the Northwest Quarter of the Northwest Quarter of Section 34, Township 21 South, Range 1 West.

Also: a 60.00 foot easement, 30.00 feet on either side of a centerline described as: Commence at the Southeast corner of the South half of the Southwest Quarter of the Northwest Quarter of Section 34, Township 21 South, Range 1 West; thence run North along the East line of said Quarter-Quarter Section a distance of 30.00 feet to the point of beginning; thence turn an angle of 88 Degrees 38 Minutes 53 Seconds to the right and run a distance of 580 feet, more or less, to the Northwest right of way line of Alabama State Highway No. 25, and the point of ending. 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 Grantees herein assume and agree to pay.
3. Easement/right-of-way to South Central Bell Telephone Company as recorded in Book 321, Page 63.
4. Road maintenance agreement as recorded in Inst. No. 1994-6034.

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, their heirs and assigns, forever.

\*2010-002281\* \*SWD\*

Shelby County, AL 09/01/2011  
State of Alabama  
Deed Tax: \$57.50

  
20110901000258210 1/2 \$72.50  
Shelby Cnty Judge of Probate, AL  
09/01/2011 10:51:18 AM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 15th 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 15th day of August, 2011.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2010-002281

**MY COMMISSION EXPIRES DECEMBER 17, 2012**

A100V38



20110901000258210 2/2 \$72.50  
Shelby Cnty Judge of Probate, AL  
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