

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

Send Tax Notice to:  
Christopher Gibbs

2425 Weidman Road  
Birmingham, AL 35244

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred eighty-three thousand nine hundred and 00/100 Dollars (\$183,900.00) 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 Christopher Gibbs, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Southwest corner of the Northeast 1/4 of the Southwest 1/4, Section 16, Township 19 South, Range 1 West; thence run East along the South line of said 1/4-1/4 Section a distance of 41.98 feet to the point of beginning; thence continue East along the South line of said 1/4-1/4 Section a distance of 435.00 feet; thence turn an angle of 88 degrees 44 minutes 33 seconds to the left and run a distance of 403.96 feet to the South margin of an easement for a drive; thence turn an angle of 96 degrees 44 minutes 39 seconds to the left and run along said easement a distance of 163.00 feet; thence turn an angle of 19 degrees 51 minutes 52 seconds to the right and continue along said easement a distance of 232.39 feet; thence turn an angle of 78 degrees 07 minutes to the left and run a distance of 109.16 feet; thence turn an angle of 16 degrees 58 minutes 30 seconds to the left and run a distance of 344.01 feet to the point of beginning. Situated in the Northeast 1/4 of the Southwest 1/4, Section 16, Township 19 South, Range 1 West, Shelby County, Alabama. Also, an easement of ingress and egress to the above described property for driveway which shall run with the land: Commence at the Southwest corner of the Northeast 1/4 of the Southwest 1/4, Section 16, Township 19 South, Range 1 West; thence run East along the South line of said 1/4-1/4 Section a distance of 476.98 feet; thence turn an angle of 88 degrees 44 minutes 33 seconds to the left and run a distance of 403.96 feet to the point of beginning; thence continue in the same direction a distance of 25.17 feet; thence turn an angle of 96 degrees 44 minutes 39 seconds to the left and run a distance of 161.58 feet; thence turn an angle of 19 degrees 51 minutes 52 seconds to the right and run a distance of 224.27 feet; thence turn an angle of 17 degrees 00 minutes 30 seconds to the right and run a distance of 112.97 feet to the Southeast right of way of Shelby County Highway Number 41; thence turn an angle of 71 degrees 00 minutes to the left and run along said Highway right of way a distance of 26.44 feet; thence turn an angle of 109 degrees 00 minutes to the left and run a distance of 125.32 feet; thence turn an angle of 17 degrees 00 minutes 30 seconds to the left and run a distance of 232.39 feet; thence turn an angle of 19 degrees 51 minutes 52 seconds to the left and run a distance of 163.00 feet to the point of beginning. Being situated in the N 1/2 of the SW 1/4, Section 16, Township 19 South, Range 1 West, 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. Easement/right-of-way to Shelby County as recorded in Instrument Number 1993-11028.
4. Restrictive covenant as recorded in Deed Book 304 page 374.
5. Rights of other in and the use of easement insured herein.
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. 20110328000096880, in the Probate Office of Shelby County, Alabama.



\$ 183,825.00 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 24th day of August, 2011.

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

By: \_\_\_\_\_

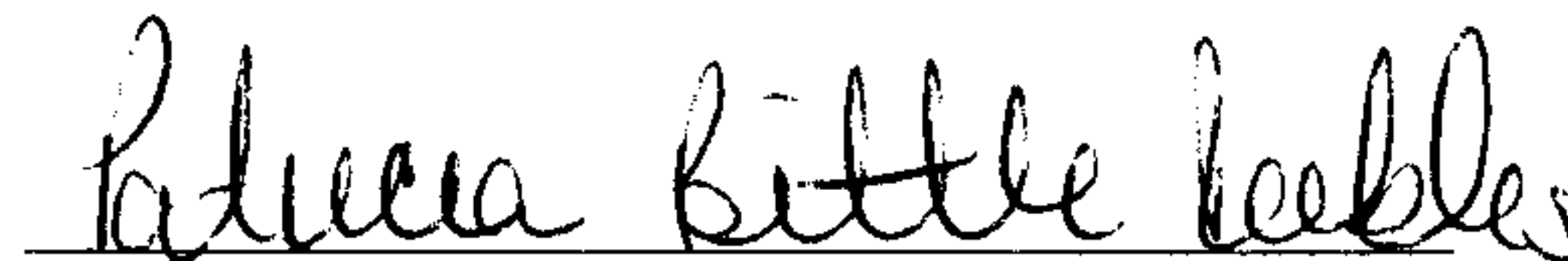
Its Attorney

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 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 24th day of August, 2011.



NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

COMMISSION EXPIRES NOVEMBER 12, 2013

2011-001315

A110C2S



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Shelby Cnty Judge of Probate, AL  
09/07/2011 12:42:36 PM FILED/CERT