

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

Send Tax Notice to:
Travis E. Stein

Ashlee B. Stein
3214 Garden Walk
Birmingham, AL 35242

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred eighteen thousand nine hundred and 00/100 Dollars (\$218,900.00) 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Travis E. Stein, and Ashlee B. Stein, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel I:

Lot 48, according to the amended map of Hickory ridge Subdivision, as recorded in Map Book 11, Page 79 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Less and except the following: A part of Lot 48 of the amended map of Hickory Ridge as recorded in Map Book 11, Page 79, in the Office of the Judge of Probate of Shelby County, Alabama; described as follows: Begin at the Northwest corner of said Lot 48, (said corner is also the Northeast corner of Lot 1 of Woods and Bends, First Sector, as recorded in Map Book 9, page 69, in the Office of the Judge of Probate of Shelby County); thence run South along the West line of said Lot 48 a distance of 100.20 feet to a point where said line interest a fence, thence turn left 163 degrees 43 minutes 51 seconds and run North along said fence line a distance of 81.20 feet to the Northeast line of said Lot 48, thence turn left 63 degrees 53 minutes 41 seconds and run Northwest along the Northeast line of said Lot 48 a distance of 31.82 feet to the Point of Beginning; being situated in Shelby County, Alabama.

Parcel II:

A part of Lot One, of Woods and Bends, First Sector, as recorded in Map Book 9, Page 69 in the Office of the Judge of Probate of Shelby County, Alabama, described as follows:

Commence at the Northeast corner of said Lot 1 (said corner is also the Northwest corner of Lot 48 of the amended map of Hickory Ridge, as recorded in Map Book 11, Page 79 in the Office of the Judge of Probate of Shelby County); thence run South along the East line of said Lot 1 a distance of 100.20 feet to the point where said line intersects a fence and the Point of Beginning; thence continue last course a distance of 101.56 feet to the Southeast corner of said Lot 1, thence turn right 111 degrees 15 minutes 19 seconds and run Northwest along the Southwest line of said Lot 1 a distance of 28.56 feet to a fence; thence turn right 85 degrees 00 minutes 49 seconds and run Northeast along said fence a distance of 95.02 feet to the Point of Beginning; 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 Alabama Power Company as recorded in Deed Book 139, Page 140; Real 158, Page 720; Real 158, Page 723; Deed Book 316, Page 465; Deed Book 326, Page 126; and Real 167, Page 406.
4. Easement/right-of-way to Water Works and Sewer Board of the City of Birmingham as recorded in Real 144, Page 878.
5. Easement/right-of-way to Alabama Power Company as recorded in Deed 326, Page 126; Deed 316, Page 465; Deed 139, Page 598; Deed 220, Page 69; Deed 135, Page 128 and Deed 139, Page 140 (Parcel II).
6. Encroachment of drive and fence into the easement as shown by the survey of Amos Cory dated 8/30/94. (Parcel I)
7. Incorporation of Hickory Ridge Homeowners Association along with the bylaws thereto, recorded as Corp. 43, Page 927 in the Probate Office.
8. Encroachment of fence onto and/or off of the land as shown by the survey of Amos Cory dated 8/30/94. (Parcel II)
9. Easements, conditions, restrictions, set back lines, right of ways and limitations of record and restrictions as recorded in Real 153, Page 992 and amended in Real 262, Page 764 and 766.
10. Notice to the insured is hereby given that the recorded subdivision map as recorded in record plats(s) contains on the face of same a statement pertaining to natural sink holes. No liability is assumed hereunder for same
11. Release of damages are recorded in Real 108, Page 150
12. Pond as shown on record map(s).
13. Mineral and mining rights.

Shelby County, AL 09/07/2011
State of Alabama
Deed Tax: \$6.00



14. Easements as shown by recorded plat, including 7.5 feet on the Southerly, Southwesterly, Northerly and Northeasterly sides; drainage easement as shown on Map Book 11, Page 79 in the Probate Office.
15. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 139, Page 140; Deed 316, Page 465 and Deed 326, Page 126 in the Probate Office.
16. Agreement with Alabama Power Company as to underground cables recorded in Real 158, Page 720 and covenants pertaining thereto recorded in Real 158, Page 723 in the Probate Office.
17. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Real 108, Page 150 in the Probate Office.
18. Restrictions, limitations and conditions as set out in Map Book 11, Page 79 in the Probate Office.
19. Release of damages, restrictions, modifications, covenants, conditions, rights, privileges, immunities and limitations, as applicable, as set out in and as reference in deed(s) recorded in Inst. No. 1993-21472 in the Probate Office.
20. Restrictions as shown on recorded plat.
21. 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. 20110218000057320, in the Probate Office of Shelby County, Alabama.

\$ 213,350⁰⁰ 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 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 23rd 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 23rd day of August, 2011.

Allen Matthews Wright
NOTARY PUBLIC

My Commission expires: ~~my~~ COMMISSION EXPIRES JANUARY 14, 2014
AFFIX SEAL

2011-000796

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