

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

Send Tax Notice to:
Brett Christopher Ferrel
Karen Michelle Ferrel
1523 Hwy 440
Chelsea, AL 35043

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred sixty thousand and 00/100 Dollars (\$160,000.00) 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 Brett Christopher Ferrel, and Karen Michelle Ferrel, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Southeast corner of the Southwest 1/4 of the Southeast 1/4, Section 24, Township 19 South, Range 1 West, and run Westerly along the South boundary line of said Section 24, a distance of 390.79 feet to the point of beginning at a point on the Westernmost right of way line of County Highway No. 440; thence continue along said South boundary line a distance of 220.0 feet to a point; thence turn an angle of 101 degrees 53 minutes 44 seconds to the right and run Northeasterly a distance of 200.0 feet to a point; thence turn an angle of 78 degrees 06 minutes 16 seconds to the right and run Easterly a distance of 220.0 feet to a point on the Westernmost right of way line of County Highway No. 440; thence turn an angle of 101 degrees 53 minutes 44 seconds to the right and run Southwesterly along said right of way line a distance of 200.0 feet to the point of beginning; being situated and lying in the Southwest 1/4 of the Southeast 1/4 of Section 24, 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 Grantees herein assume and agree to pay.
3. Mineral and mining rights.
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 Instrument Number 20110517000147410, in the Probate Office of Shelby County, Alabama.

\$ 165,796 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.



20111003000292280 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
10/03/2011 01:58:17 PM FILED/CERT



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 21st day of September, 2011.

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

By: _____

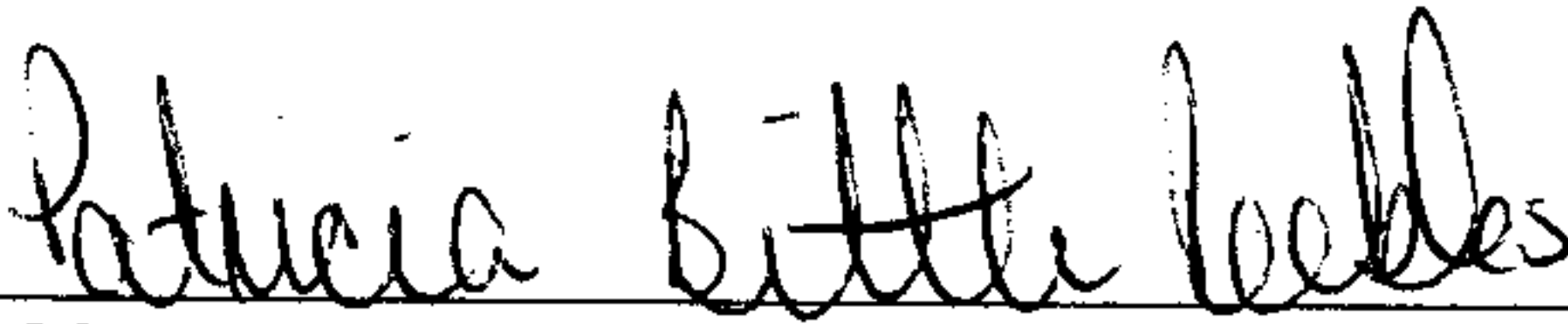
Its Attorney

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 21st day of September, 2011.



NOTARY PUBLIC


My Commission expires:

AFFIX SEAL

2011-002121

MY COMMISSION EXPIRES NOVEMBER 12, 2013

A110LF2


20111003000292280 2/2 \$16.00
Shelby Cnty Judge of Probate, AL
10/03/2011 01:58:17 PM FILED/CERT