

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

Send Tax Notice to:
Billy W. Persons
Shelia S. Persons
121 TIMBER COVE
Pelham AL 35124

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred ten thousand and 00/100 Dollars (\$210,000.00) 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 Billy W. Persons, and Shelia S. Persons, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 8, according to the final plat of Wild Timber Phase 1, as recorded in Map Book 31, Page 59, in the Probate Office of 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 Plantation Pipeline as recorded in Deed Book 253, Page 324.
4. Easement/right-of-way to Alabama Power Company as recorded in Instrument Number 2004010200000230 and Instrument Number 20060630000315210.
5. Easement/right-of-way to BellSouth Telecommunications, Inc. as recorded in Instrument Number 20060125000041080.
6. Restrictive covenant as recorded in Instrument Number 20030420000265980 and Instrument Number 20050324000132380 and Instrument Number 20050324000132380.
7. Mineral and mining rights as recorded in Deed Book 244, Page 587; Instrument Number 1997-9552 and Instrument Number 2000-4451.
8. Restrictions and limitations as set forth in deed recorded in Instrument Number 20030520000313000
9. Rights of Tenants in Possession.
10. Restrictions as shown on recorded plat.
11. 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 20110114000015240, in the Probate Office of Shelby County, Alabama.

\$ 168,000 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.




20111020000313140 1/2 \$57.00
Shelby Cnty Judge of Probate, AL
10/20/2011 01:50:10 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 3rd day of October, 2011.

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

By: _____

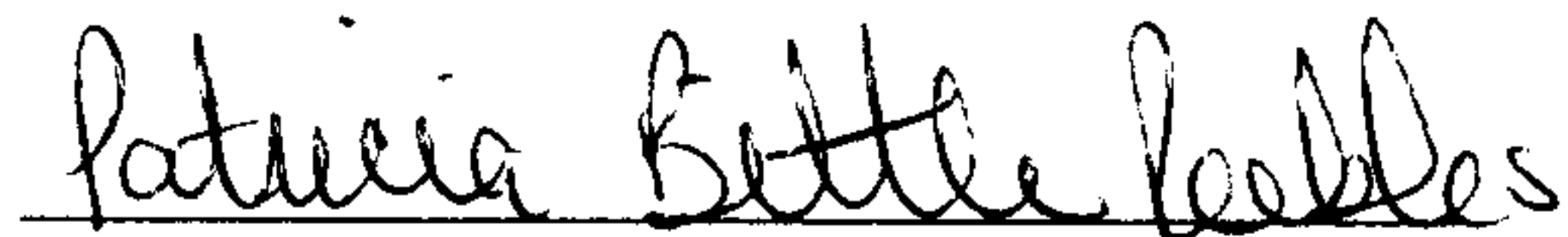
Its Attorney

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Caroline E. Walker, 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, her, 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 3rd day of October, 2011.



NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2011-000915

MY COMMISSION EXPIRES NOVEMBER 12, 2013

A110131

