

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

Send Tax Notice to:  
Carl A. Blomstran  
Dina Blomstran

3209 TAM O'SHAWTER LANE  
BIRMINGHAM AL 35243

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred fifteen thousand and 00/100 Dollars (\$115,000.00) 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 Carl A. Blomstran, and Dina Blomstran, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

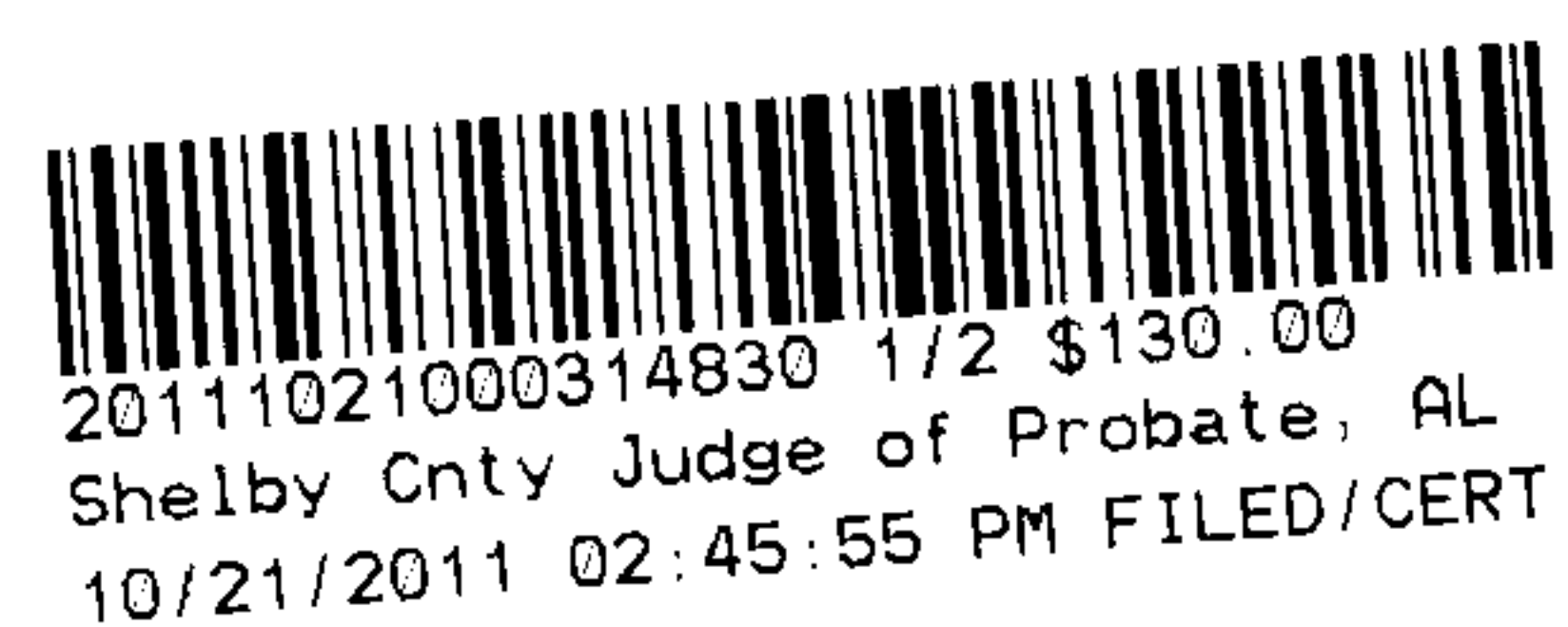
Lot 6, Block 6, according to the Survey of Kerry Downs, as recorded in Map Book 5, Pages 135 and 136, in the Probate Office of Shelby County, Alabama

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 Alabama Power Company as recorded in Volume 281, Page 497; Volume 109, Page 293; Volume 126, Page 343; Volume 146, Page 381; Volume 179, Page 68; Volume 184, Page 166; Volume 141, Page 298; Volume 145, Page 387.
4. Restrictive covenant as recorded in Misc. Volume 5, Page 625 and amended in Real Volume 374, Page 566; Misc. Book 5, Page 86.
5. Agreement with Alabama Power Company as recorded in Misc. Volume 5, page 626.
6. Mineral and mining rights.
7. Restrictions as shown on recorded plat.
8. 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 20110407000108240, in the Probate Office of Shelby County, Alabama.

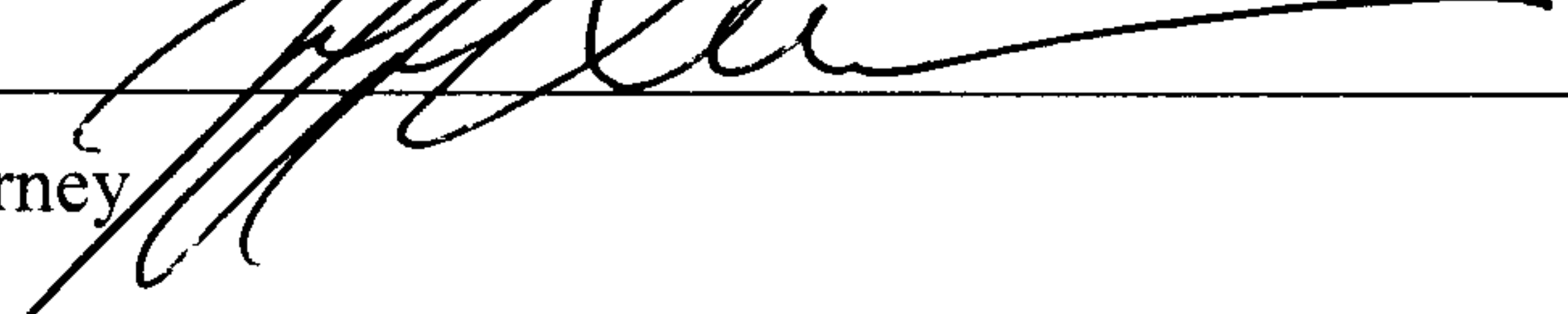
This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns, forever.



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 20th day of October, 2011.

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

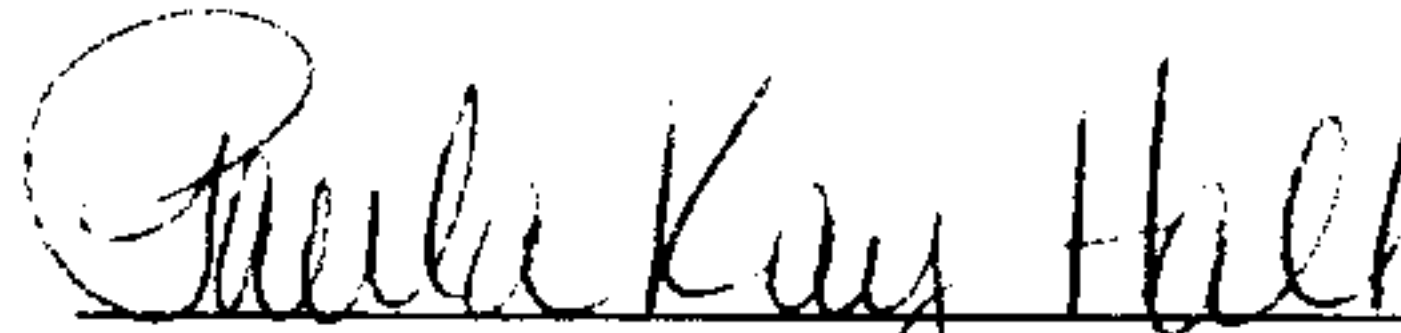
By:   
Its Attorney

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that 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 20th day of October, 2011.


  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

2011-001996

A110CT5

Shelby County, AL 10/21/2011  
State of Alabama  
Deed Tax: \$115.00

MY COMMISSION EXPIRES AUGUST 6, 2012

  
20111021000314830 2/2 \$130.00  
Shelby Cnty Judge of Probate, AL  
10/21/2011 02:45:55 PM FILED/CERT