

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

Send Tax Notice to:
Justin Matthew Brasher

13123 Hwy 25
Calera, AL 35040

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Thirty-nine thousand five hundred and 00/100 Dollars (\$39,500.00) to the undersigned, Fannie Mae aka 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 Justin Matthew Brasher, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

A lot or parcel of land lying and being situated in the Northwest 1/4 of the Southeast 1/4, Section 14, Township 22 South, Range 2 West, Shelby County, Alabama described as follows:

From a point on the Northerly right of way line of Alabama Highway No. 25 where the same is intersected by the West line of the Northwest 1/4 of the Southeast 1/4, Section 14, Township 22 South, Range 2 West; run North 72 degrees 48 minutes East along said line of said Highway for 360 feet to the Southwest corner of the parcel of land now owned by Danny Hilyer, and the Point of Beginning of subject parcel of land; from said point thus established, continue said course along said line of said road for 200 feet; thence run North 0 degrees 57 minutes East for 350 feet; run thence South 72 degrees 48 minutes West for 200 feet to a point on the West line of said Hilyer lot; thence South 00 degrees 57 minutes West along said West line of Hilyer lot for 350 feet; to the Point of Beginning; being situated in Shelby County, Alabama. Mineral and mining rights excepted as shown in Deed 340 Page 967 and 970 in 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 Grantee herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Book 199, Page 425 and Book 80, Page 173.
4. Easement/right-of-way to Shelby County as recorded in Book 108, Page 416.
5. 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. 20110818000243300, in the Probate Office of Shelby County, Alabama.

\$ 39,500.00 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.

2011-003518 *SWD*


20111101000326960 1/2 \$54.50
Shelby Cnty Judge of Probate, AL
11/01/2011 01:01:10 PM FILED/CERT

Shelby County, AL 11/01/2011
State of Alabama
Deed Tax: \$39.50

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 27th 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 aka 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 27th day of October, 2011.

NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2011-003518

A1113BT

MY COMMISSION EXPIRES DECEMBER 17, 2012

20111101000326960 2/2 \$54.50
Shelby Cnty Judge of Probate, AL
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