

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

Send Tax Notice to:  
James R. Jordan

1031 Stage Coach Rd  
Alabaster, AL 35007

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred twenty-five thousand and 00/100 Dollars (\$125,000.00) 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 James R. Jordan, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Beginning at the Northwest corner of the Northeast Quarter of the Southeast Quarter of Section 25, Township 21 South, Range 3 West, Shelby County, Alabama and run thence South 87 degrees 34 minutes 46 seconds East along the North line of said quarter-quarter a distance of 271.02 feet to a found rebar corner; thence run South 16 degrees 45 minutes 10 seconds East a distance of 694.23 feet as set rebar corner in the centerline of Stagecoach Road; thence run South 52 degrees 40 minutes 45 seconds West along the centerline of said road a distance of 184.93 feet to the P.C. of a curve to the right having a central angle of 17 degrees 16 minutes 30 seconds and a radius of 573.68 feet; thence run southwesterly along the arc of said curve an arc distance of 172.97 feet to the p.t. of said curve; thence run South 70 degrees 02 minutes 45 seconds West along the said centerline of said road a distance of 149.63 feet to a set rebar corner; thence run North 01 degree 59 minutes 45 seconds West along the west line of same said quarter-quarter section a distance of 923.38 feet to the point of beginning.

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 Southern Natural Gas Corporation as recorded in Book 90, Page 431.
4. Easement/right-of-way to Alabama Power Company as recorded in Book 130, Page 48.

\$ 72,500.00 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.



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 18th day of November, 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 18th day of November, 2011.

Patricia Little Peoples

NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2011-003601

MY COMMISSION EXPIRES NOVEMBER 12, 2013

A102WL0