

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

Send Tax Notice to:
Plaza Pines, L.L.C.

*585 Massey Rd
Alabaster AL 35007*

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Thirty-eight thousand five hundred and 00/100 Dollars (\$38,500.00) 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 Plaza Pines, L.L.C., (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land situated partly in Section 3, Township 24 North, Range 13 East and partly in Section 20, Township 22 South, Range 2 West, and being more particularly described as follows: Begin at the Northwest corner of the NW 1/4 or NW 1/4 of Section 3, Township 24 North, Range 13 East, being a point on the freeman base line and run southerly along the section line 384.30 feet; thence turn left 113 degrees 00 minutes and run Northeasterly 163.00 feet; thence turn left 67 degrees 00 minutes and run Northerly and parallel with the West line of said section 315.25 feet to a point on the base line; thence turn left 07 degrees 57 minutes and run 101.25 feet to a point on the center line of the Southern Bell Telephone Company's Right-of-Way; thence turn left 92 degrees, 25 minutes and run 138.00 feet to a point on the projected West line of Section 3, Township 24 North, Range 13 East; thence turn left 79 degrees, 38 minutes and run 70.00 feet to the point of beginning. Situated in 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. Mineral and mining rights.
4. Subject to restrictions, easements and rights-of-way of record 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.



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Shelby Cnty Judge of Probate, AL
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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 29th day of November, 2011.

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

By: _____

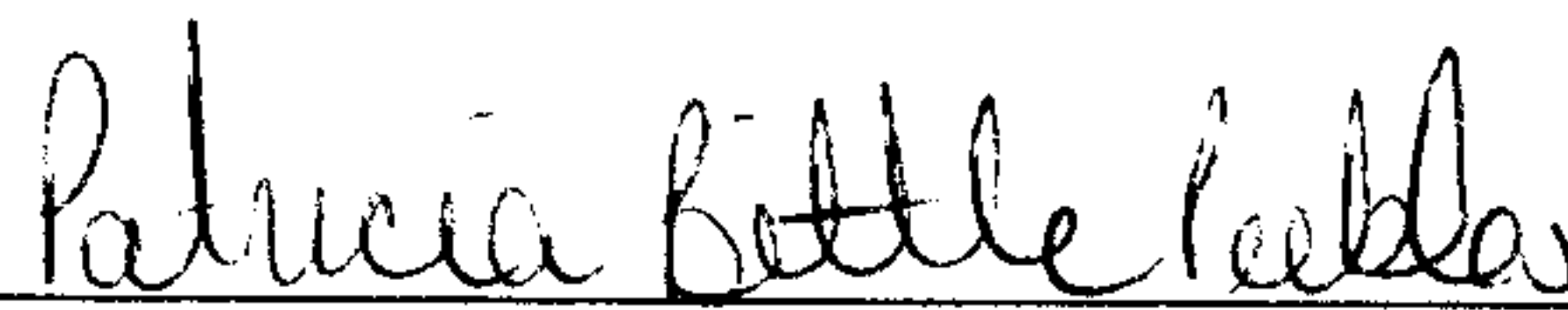
Its Attorney

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Caroline E. Walker, 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, 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 29th day of November, 2011.



NOTARY PUBLIC


My Commission expires:

AFFIX SEAL

2011-002191

MY COMMISSION EXPIRES NOVEMBER 12, 2013

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