

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

Send Tax Notice to:
Anthony Ellison

302 Thompson Street
Columbiana, AL 35051

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Seventy-four thousand and 00/100 Dollars (\$74,000.00) 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 Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Anthony Ellison, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

A Lot in the Town of Columbiana, Shelby County, Alabama, in the Northwest Quarter of the Northwest Quarter of Section 25, Township 21 South, Range 1 West, More Particularly described as follows: Commencing at the intersection of the North line of the Northwest Quarter of the Northwest Quarter of Section 25, Township 21 South, Range 1 West, with the West line of Thompson street in the town of Columbiana, and run in a Southerly Direction along the West line of Thompson Street a distance of 109 feet to the Northeast corner of the Vick Lot; Thence Westerly direction and parallel with the North line of a narrow street or alley and along the North line of the Vick Lot and the Edmondson Lot to the East line of the Gould Lot (Now owned by Willie Gould Heath); thence in a northerly direction along the east line of the Gould Lot to the North Line of the Northwest Quarter of Northwest Quarter of Section 25, Township 21, Range 1 West; thence in an easterly direction along the North line of said Northwest Quarter of Northwest quarter of said section 25, Township 21, Range 1 West a distance of 251 feet, more or less, 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. Easements, reservations, restrictions, protective covenants, rights of way, conditions and building setback lines of record, if any.
4. 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. 20110412000112630, in the Probate Office of Shelby County, Alabama.

\$ 101,028.00 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.

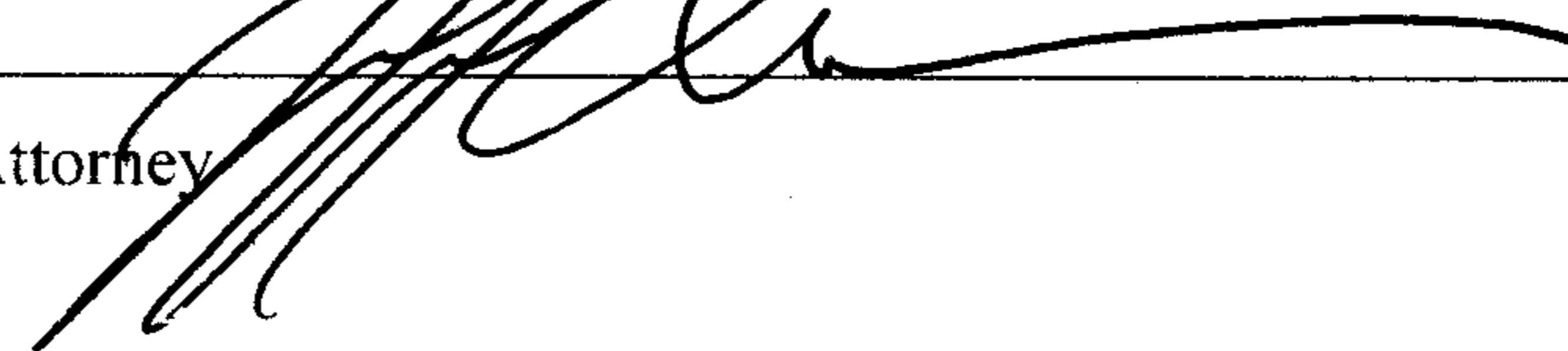
TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.



20111205000365260 2/2 \$16.00
Shelby Cnty Judge of Probate, AL
12/05/2011 10:35:15 AM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 21st day of November, 2011.

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

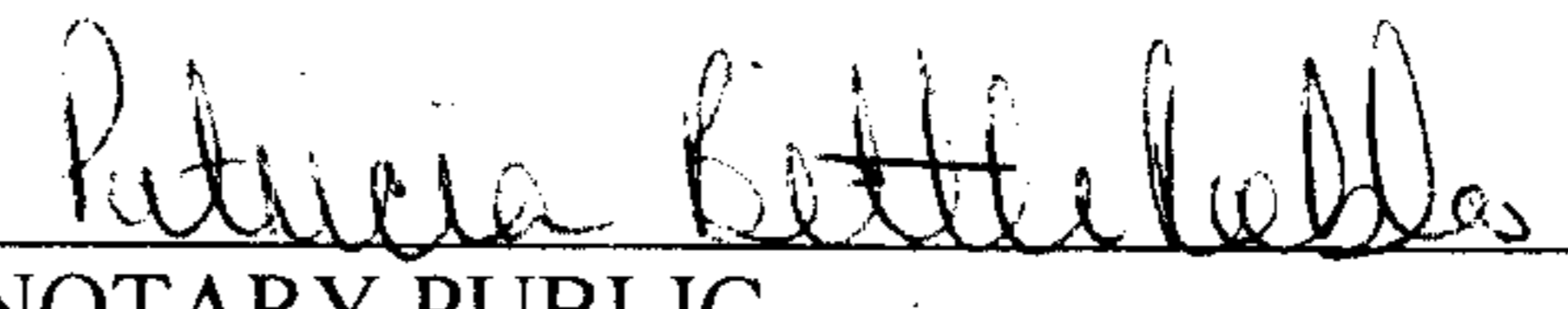
By: 
Its Attorney

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 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 21st day of November, 2011.


NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2011-003995

MY COMMISSION EXPIRES NOVEMBER 12, 2013

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