

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

Send Tax Notice to:
Corrie Kittren Ballard

129 Pebble Lane
Alabaster, AL 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred five thousand and 00/100 Dollars (\$105,000.00) 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 Corrie Kittren Ballard, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 60, according to the Survey of Oakwood Village Phase One as recorded in Map Book 19, Page 163, Shelby County, Alabama Records

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 as recorded in Deed Book 90, page 333; Deed Book 90 page 445; Deed book 212, page 313.
4. Easement/right-of-way to Plantation Pipeline as recorded in Deed Book 112, page 364.
5. Easement/right-of-way to Shelby County as recorded in Deed Book 280, page 340.
6. Restrictive covenant as recorded in Instrument Number 1995-36342.
7. Mineral and mining rights as recorded in Instrument Number 1995-36342.
8. Right of way/easement to Alabama Water and Gas Board Deed Book 278, page 391.
9. Right of way/easement to South Central Bell Telephone Company recorded in Deed Book 337, page 241 and Real 39, page 365
10. Right of way/ easement to City of Alabaster recorded in Real 333, page 358.
11. Easement as shown in deed recorded in Instrument Number 1992-17596
12. Restrictions as shown on recorded plat.
13. 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. 20110824000250620, in the Probate Office of Shelby County, Alabama.



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Shelby Cnty Judge of Probate, AL
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\$ 101,325.00 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 16th day of December, 2011.

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

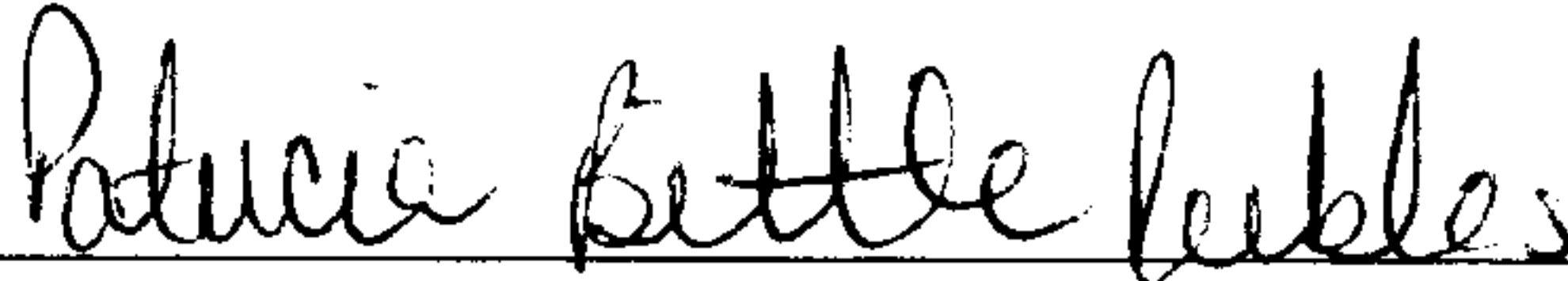
By: 
Its Attorney

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 16th day of December, 2011.


NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2011-003806

MY COMMISSION EXPIRES NOVEMBER 12, 2013

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Shelby Cnty Judge of Probate, AL
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