

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

Send Tax Notice to:
Tasha K'an Crumpton
Andrew A. Burell

208 Hidden Creek Pkwy.
Pelham, AL 35124

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Eighty-five thousand and 00/100 Dollars (\$85,000.00) 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Tasha K'an Crumpton, and Andrew A. Burell, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 194, according to the survey of Phase Two-Hidden Creek III, as recorded in Map Book 26, Page 124, in the 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 Grantees herein assume and agree to pay.
3. Easement/right-of-way to Plantation Pipe Line as recorded in Deed Book 306, Page 406, Deed Book 252, Page 603 and Deed Book 229, page 335.
4. Easement/right-of-way to Alabama Power Company as recorded in Deed Book 127, Page 375 and Deed Book 229, Page 335.
5. Easement/right-of-way to Alabama Gas Corporation as recorded in Deed Book 305, Page 698.
6. Restrictive covenant as recorded in Instrument Number 1998-3074, amended in Instrument Number 1998-3075; Instrument Number 1998-3077; amended in Instrument Number 1998-23229; Instrument Number 1999-1568 and Instrument Number 2000-8567..
7. Easement/right of way granted to the City of Pelham in Instrument Number 1994-5304.
8. Easement/right of way granted to Shelby County in Instrument Number 1998-50205.
9. Mineral and mining rights.
10. Restrictions as shown on recorded plat.
11. 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 Number 20110311000081350, in the Probate Office of Shelby County, Alabama.

\$66,862.00 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 Grantees, their 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 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 16th day of December, 2011.

Ally Mathews Wiggs
NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

COMMISSION EXPIRES JANUARY 14, 2014

2011-003101

A1107BY

20120110000011910 2/2 \$33.50
Shelby Cnty Judge of Probate, AL
01/10/2012 10:00:50 AM FILED/CERT