

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

Send Tax Notice to:  
Rose M. Wilson

176 Wisteria Drive  
Chelsea, AL 35043

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred eighty-five thousand and 00/100 Dollars (\$185,000.00) 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 Rose M. Wilson, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

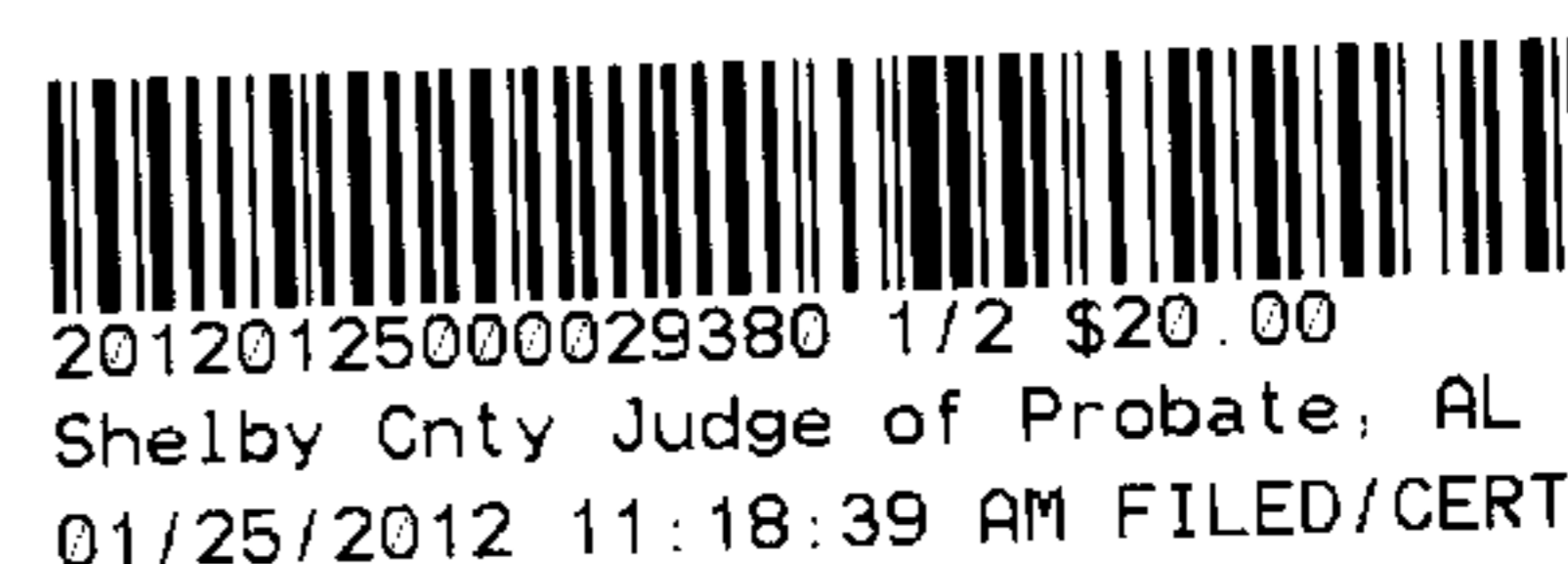
Lot 431, according to the map and survey of Windstone IV Subdivision, as recorded in Map Book 27, Page 55, in the Probate Office of Shelby County, Alabama.

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 Grantee herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Volume 236, Page 158; Volume 230, Page 832; Volume 230, Page 834; Volume 126, Page 67 and Volume 216, Page 616..
4. Restrictive covenant as recorded in Instrument Number 2000-40161; Instrument Number 1998-51875; and Instrument Number 1998-16151.
5. Mineral and mining rights.
6. Restrictions as shown on recorded plat.
7. 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 20110712000202500, in the Probate Office of Shelby County, Alabama.

\$ 180,310.00 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 20th day of January, 2012.

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 20th day of January, 2012.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

2011-002896

MY COMMISSION EXPIRES NOVEMBER 12, 2013

A110W69

  
20120125000029380 2/2 \$20.00  
Shelby Cnty Judge of Probate, AL  
01/25/2012 11:18:39 AM FILED/CERT