

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

Send Tax Notice to:
Loren J. Kulp
Julie A. Kulp
614 Park Forest LN
Alabaster AL 35007

SPECIAL WARRANTY DEED

Shelby County, AL 01/30/2012
State of Alabama
Deed Tax: \$25.00

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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Loren J. Kulp, and Julie A. Kulp, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 24, according to the Survey of Park Forest Subdivision, Fourth Sector as recorded in Map Book 18, Page 95, 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. Mineral and mining rights excepted.
4. Building setback lines, easements and restrictions as shown by recorded map.
5. Restrictions, covenants and conditions set out in Inst. 1995/1627 and Inst. No. 1994/19367.
6. Transmission Line Permit to Alabama Power Company in Deed Book 164, Page 423.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto including those specified in Deed Book 319, Page 461 and Deed Book 332, Page 366.
8. Restrictive Covenants and Grant of Land Easement in favor of Alabama Power Company as shown by instrument(s) recorded in Instrument No. 1995-01627 in the Probate Office.
9. Encroachment(s) of fence off of and/or onto the Westerly side as shown by the survey of J. Albert Hill, dated November 21, 2000.
10. Less and except any portion of subject land lying between the Westerly boundary and fence as shown by the survey of J. Albert Hill, date November 21, 2000.
Restrictions as shown on recorded plat.

\$ 80,000.00 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, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy thereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 11th 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 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 11th day of January, 2012.



NOTARY PUBLIC

My Commission expires. COMMISSION EXPIRES JANUARY 14, 2014

AFFIX SEAL

2011-001714

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