

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

Send Tax Notice to:
Paul Monroe Lawrence
Kristal Renee Lawrence
424 Waterford Highlands Way
Calera, Alabama 35040

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred forty-three thousand five hundred and 00/100 Dollars (\$143,500.00) 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 Paul Monroe Lawrence, and Kristal Renee Lawrence, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 457, according to the Survey of Waterford Highlands, Sector 2, Phase 2, as recorded in Map Book 30, Page 111, 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 F.Craig Mitchell as recorded in Book 259 page 725.
4. Easement/right-of-way to Milford Lee as recorded in Book 317 page 30.
5. Easement/right-of-way to Shelby County as recorded in Book 240 page 36.
6. Restrictive covenant as recorded in Instrument Number 2001-12818 and Instrument Number.20021126000592570.
7. Mineral and mining rights as recorded in Real 345 page 744 and Instrument Number 1995-1640.
8. Grant to State of Alabama for Railroad recorded in Book 278 page 5
9. Terms and conditions as contained in the certain deed recorded in Inst. 1995-1640
10. Release of damages as recorded in Inst. 1995-1640 and Real 345 page 744
11. Restrictions as shown on recorded plat.
12. 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. 20110811000235590, in the Probate Office of Shelby County, Alabama.

\$ 146,428.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

2011-003465 *SWD*

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 15th day of February, 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 15th day of February, 2012.


NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2011-003465

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MY COMMISSION EXPIRES DECEMBER 17, 2012