

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

Send Tax Notice to:
Jessica R. Bodner
Marcus A. Fowler
5450 Dover Cliff Circle
Birmingham, AL 35242

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred sixty-seven thousand and 00/100 Dollars (\$167,000.00) 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 Jessica R. Bodner, and Marcus A. Fowler, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 25, according to the Survey of Meadowbrook, 12 Sector, as recorded in Map Book 9, Page 27, in the Office of the Judge of Probate 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 Alabama Power Company as recorded in Real 5, Page 155.
4. Restrictive covenant as recorded in Misc. Book 58, Page 486.
5. Mineral and mining rights as recorded in Deed Book 79 page 287.
6. Terms, agreements and right of way to Alabama Power Company as recorded in Book 7, Page 833
7. Agreement with Alabama Power Company relating to underground residential distribution system as recorded in Book 7, Page 830 and in Book 48, Page 880
8. Restrictions as shown on recorded plat.
9. 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 Inst. No. 20110517000147430, in the Probate Office of Shelby County, Alabama.

\$ 181,169.00 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 21st day of March, 2012.

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

By: _____

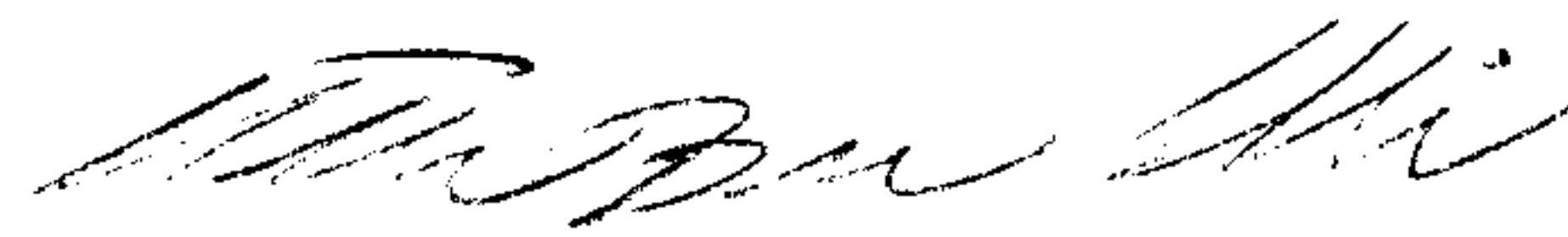
Its Attorney

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rebecca B. Redmond, 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, she, 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 21st day of March, 2012.



NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2011-002088

MY COMMISSION EXPIRES DECEMBER 17, 2012

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