

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

Send Tax Notice to:
Jerry W. Carter
Teresa Carter

1088 LONG Branch Parkway
CALERA AL 35040

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred seventy-three thousand five hundred and 00/100 Dollars (\$173,500.00) 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 Jerry W. Carter, and Teresa Carter, (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 236, according to the survey of Long Branch Estates, Phase II, Final Plat, as recorded in Map Book 36, Page 93A & 93B, in the Probate Office of Shelby County, Alabama.

Less & Except

All Property southwest of the white painted line of Lot 236, according to the survey of Long Branch Estates, Phase II, Final plat, as recorded in Map Book 36, Pages 93A & 93 B, in the Probate Office of Shelby County, Alabama. The white painted line is painted on existing trees and has been in existence for over 20 years, being part of the property conveyed to David W. Blake by Quit Claim Deed recorded in 20090512000177380, 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 Alabama Power Company as recorded in Inst. 20050801000385430; Inst. 20050801000387500 and Inst. 20060201000052790.
4. Restrictive covenant as recorded in Inst. 20040811000450550; Inst. 2005011900028960 and Inst. 20050801000385430.
5. Mineral and mining rights as recorded in Inst. 1997-9552; Inst. 2000-4450 and Inst. 2001-27341.
6. Reservations and easement reserved in the certain deed executed by and between Timberlake Development, LLC and Long Branch, LLC, dated January 25, 2005 and recorded in Inst. 20050204000057100
7. Option to Purchase and Restrictions or Covenants appearing of record in Inst., 20041222000697420
8. Restrictions and notes shown on recorded plat.
9. The rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, subject property.
10. Restrictions appearing of record in Instrument No. 20061218000613530, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
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 No. 20111104000331420, in the Probate Office of Shelby County, Alabama.

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 28th 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 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 28th day of March, 2012.


NOTARY PUBLIC

My Commission expires:

AFFIX SEAL MY COMMISSION EXPIRES JANUARY 14, 2014

2011-004741

A111HKF



20120403000113250 2/2 \$188.50
Shelby Cnty Judge of Probate, AL
04/03/2012 10:09:16 AM FILED/CERT

Shelby County, AL 04/03/2012
State of Alabama
Deed Tax: \$173.50