

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

Send Tax Notice to:

Jason M. Greb

Casey K. Greb

*1432 Stoney Kirk Road
Pelham, AL 35124*

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred seventy-five thousand and 00/100 Dollars (\$275,000.00) 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 Jason M. Greb, and Casey K. Greb, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 476, according to the Survey of Stoneykirk at Ballantrae, Phase III, as recorded in Map Book 35, Page 11 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

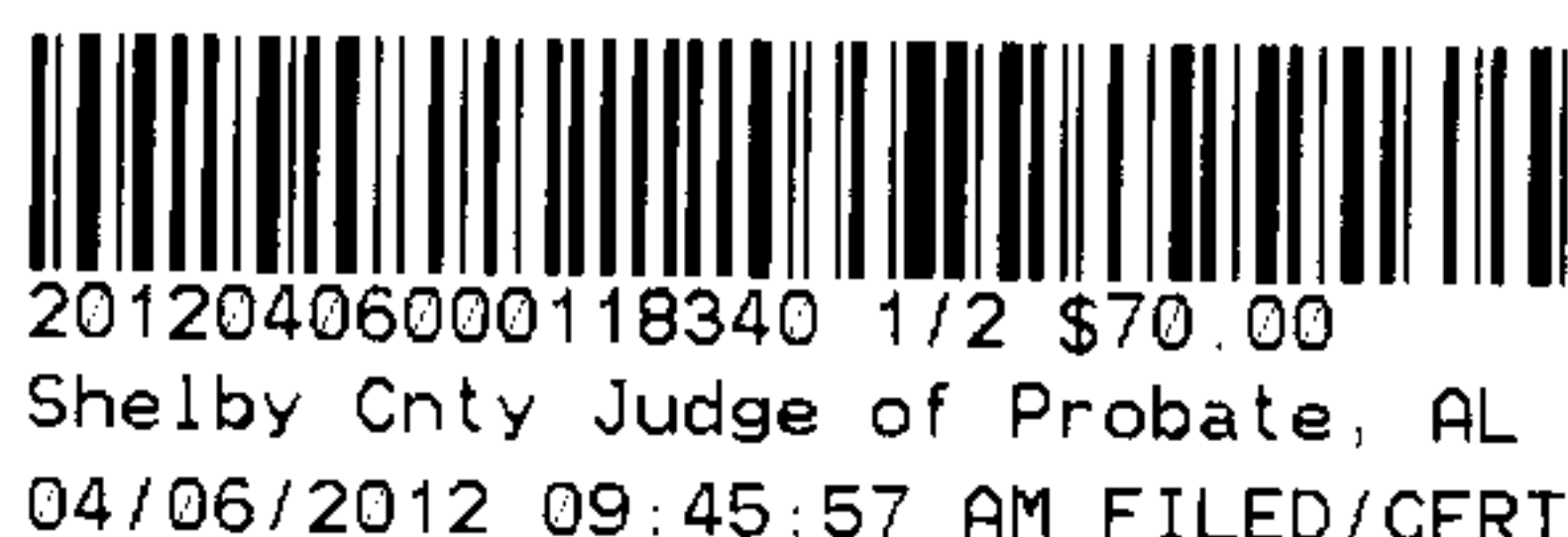
1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantees herein assume and agree to pay.
3. Declaration of Protective Covenants of said subdivision as set out in Inst. No. 20050419000206830 in said Probate Office.
4. Articles of Incorporation of Ballantrae Residential Association, Inc. recorded in Inst. No. 20050502000209350 in Probate Office.
5. Covenant for Storm Water Run off as recorded in Inst. No. 20050004000395850 in the Probate Office.
6. Release of damages, restrictions, modifications, covenants, conditions, rights, privileges, immunities, and limitations, as applicable, as set out in and as referenced in deed recorded in Inst. No. 2005004000395850 in said Probate Office.
Restrictions as shown on recorded plat.

\$ 220,000.00 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, their heirs and assigns, forever.

2011-005010 *SWD*

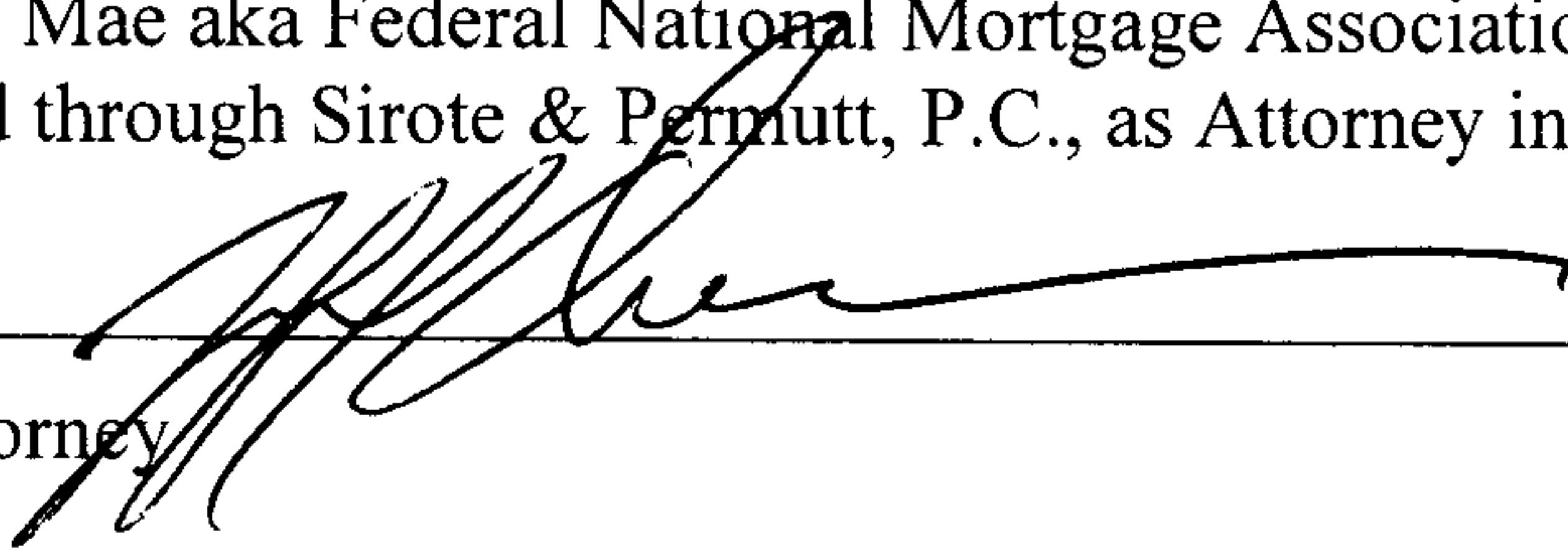


Shelby County, AL 04/06/2012
State of Alabama
Deed Tax: \$55.00

12-0291

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 27th day of March, 2012.

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

By: 

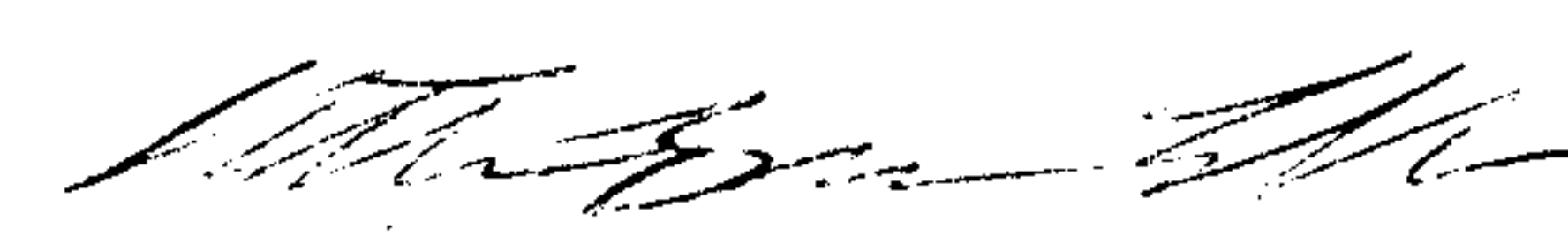
Its Attorney

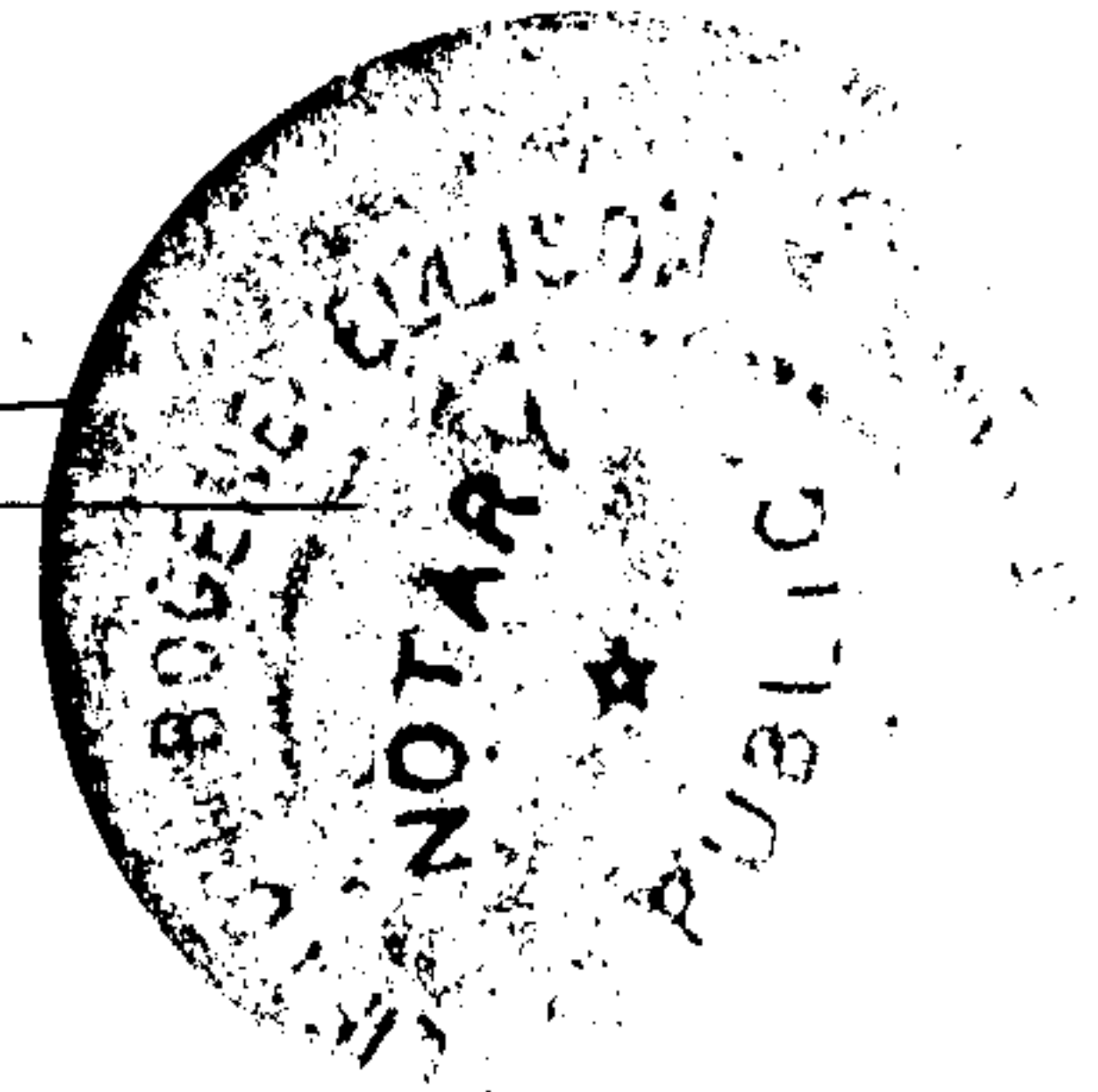
STATE OF ALABAMA

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 27th day of March, 2012.


NOTARY PUBLIC
My Commission expires:
AFFIX SEAL



2011-005010

A110ZY5

MY COMMISSION EXPIRES DECEMBER 17, 2012



20120406000118340 2/2 \$70.00
Shelby Cnty Judge of Probate, AL
04/06/2012 09:45:57 AM FILED/CERT