20061219000617470 1/3 $42.00
Shelby Cnty Judge of Probate,AL
12/19/2006 12:10:30PM FILED/CERT

Revised 1/02/92
AL (Conventional)

CONSIDERATION: $124,500.00
REO No.**A065507**
MORTGAGE: $99,600.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION paid to the undersigned by the herein Grantee, the receipt of which is hereby acknowledged, the undersigned **FEDERAL NATIONAL MORTGAGE ASSOCIATION (a/k/a Fannie Mae)**, a corporation organized and existing under the laws of the United States of America (hereinafter called the "Grantor"),has granted, bargained and sold, and does by these presents hereby grants, bargains, sells and conveys unto **JAMES M. HENDERSON** (hereinafter called "Grantee") the property commonly known as **1809 MORNING SUN CIRCLE, BIRMINGHAM, ALABAMA 35242** and as more particularly described in the Exhibit A, attached hereto and made a part hereof by this reference.

TO HAVE AND TO HOLD the above described property together with all rights and privileges incident or appurtenant thereto, unto the said Grantee and his/her heirs and/or assigns forever.

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than $149,400.00 for a period of three months from the date of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than $149,400.00 for a period of three months from the date of this deed. These restrictions shall run with the land and are not personal to Grantee and shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or deed of trust.

This conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding statutory rights of redemption, and to any covenants and restrictions of record and matters that an accurate survey would reveal.

No word, words, or provisions of this instrument are intended to operate or imply as covenants of warranty except that Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through and under the Grantor.

IN WITNESS WHEREOF, Federal National Mortgage Association, a corporation, has caused this conveyance to be executed in its name by its undersigned officer, and its corporate seal affixed, this 31 day of October, 2006.

(CORPORATE SEAL)

FEDERAL NATIONAL MORTGAGE ASSOCIATION
(a/k/a Fannie Mae) organized and existing under
the laws of the United States of America

By:_____
Heidi Jones - Vice President

Shelby County, AL 12/19/2006
State of Alabama

Deed Tax:$25.00

S. Humphries

STATE OF TEXAS)
COUNTY OF DALLAS)

I, Heidi Jones, a Notary Public in and for the said County and State, hereby certify that Vice President, whose name as Vice President of FEDERAL NATIONAL MORTGAGE ASSOCIATION (a/k/a Fannie Mae), a corporation organized and existing under the laws of the United States of America, 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/she as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal of office, this the 31 day of October, 2006.

Notary Public, Texas
My Commission Expires:

NOTARY PUBLIC STATE OF TEXAS
DIANE E. SANDERS
Notary Public, State of Texas
My Commission Expires 08-21-08

This instrument was prepared by:
Scott J. Humphrey, Esq.
3829 Lorna Road, Suite 312
Hoover, Alabama 35244

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Tax Notice:
James M. Henderson
211 SHENANDOAN DRIVE
HOOVER, AL 35226

EXHIBIT A
attached to and made a part of Special Warranty Deed
Federal National Mortgage Association
to
M & C Renovations, Inc.

dated 10/31, 2006

PROPERTY DESCRIPTION:

Unit 1809, in Horizon, a Condominium, as established by that certain Declaration of Condominium of Horizon, A Condominium, which is recorded in Instrument 2001-40927, to which Declaration of Condominium, a plan is attached as Exhibit "A" thereto, said Plan being filed for record in Map Book 28, Page 141, int he Probate Office of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of the Horizon Condominium Association, Inc., is attached as Exhibit "D", together with an undivided interest in the Common Elements assigned to said Unit, as shown in Exhibit "C" of said Declaration of Condominium of Horizon, a Condominium.

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