

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

Send Tax Notice to:
Marsha F. Acton
G. Fred Acton

2461 Highway 45
Sterrett AL 35147

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred nine thousand five hundred and 00/100 Dollars (\$109,500.00) 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 Marsha F. Acton, and G. Fred Acton, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

TRACT A:

The Eastern 25 foot of the following described property, also being known as "Tract A", for the purpose of egress and ingress:

Commence at the Southwest corner of Section 14, Township 18 South, Range 1 East and run North along the West boundary of said Section 14 a distance of 668.00 feet to the point of beginning; thence turn right 92 degrees 06 minutes 13 seconds and run Easterly 419.45 feet; thence turn left 99 degrees 00 minutes 49 seconds and run 122.15 feet; thence turn right 53 degrees 25 minutes 30 seconds and run 260.44 feet; thence turn left 88 degrees 40 minutes 30 seconds and run 5.86 feet; thence turn left 47 degrees 50 minutes 24 seconds and run 597.37 feet to a point on the Westerly boundary of said Section 14; thence turn left 90 degrees 00 minutes and run South along said Westerly boundary line 280.75 feet to the point of beginning.

TRACT B.

Commence at the Southwest corner of Section 14, Township 18 South, Range 1 East and run North along the Westerly boundary of said Section 14 a distance of 948.75 feet to the point of beginning; thence turn right 90 degrees 00 minutes and run 597.37 feet thence turn left 132 degrees 09 minutes 36 seconds and run 522.90 feet to a point on the South side of Bear Creek; thence turn left and run Westerly along the South side of Bear Creek 320 feet to the Westerly line of said Section 14; thence run South along said Westerly boundary 457.57 feet to the point of beginning.

ALSO:

A perpetual non exclusive easement of ingress and egress being described as

25 foot access easement lying 12.5 feet on either side of a centerline herein described; Commence at the Southwest corner of Section 14, Township 18 South, Range 1 East, Shelby County, Alabama; thence turn North along the West line of said Section a distance of 668.0 feet; thence turn right 92 degrees 06 minutes 13 seconds and run Easterly a distance of 419.45 feet; thence turn left 99 degrees 00 minutes 49 seconds and run Northwesterly a distance of 122.15 feet; thence turn right 53 degrees 25 minutes 30 seconds and run Northeasterly a distance of 247.94 feet to a point on the centerline of said access easement, thence turn right 91 degrees 19 minutes 30 seconds and run Southeasterly a distance of 600 feet to the Northwesterly right of way line of Shelby County Highway #45 and the point of ending of said easement.

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 Shelby County as recorded in Book 216 Page 351.
4. Mineral and Mining rights of record
5. 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. 20080213000059230, 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.

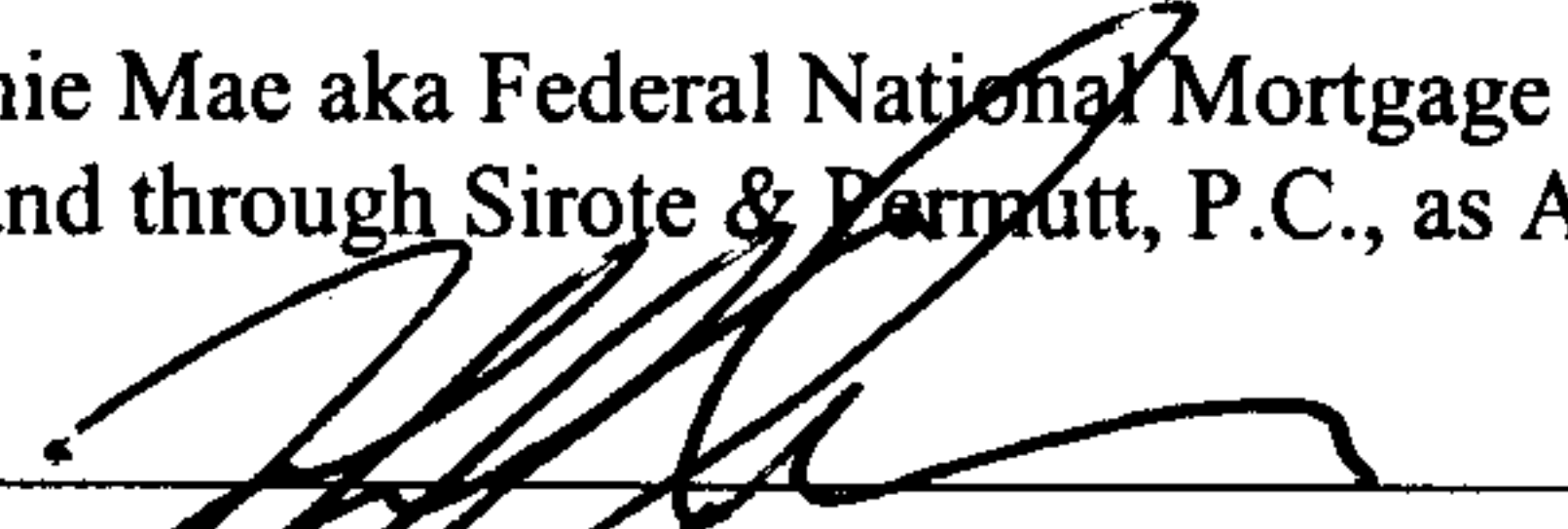

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than \$131,400.00 for a period of 3 months from the date of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than \$131,400.00 for a period of 3 months from the date of this deed. These restrictions shall run with the land and are not personal to grantee.

This restriction shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or deed of trust.

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 22nd day of May, 2008.

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


By: 
Its 

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/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 22nd day of May, 2008.


NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2008-001138

MY COMMISSION EXPIRES NOVEMBER 8, 2009

A081352

Shelby County, AL 05/28/2008
State of Alabama

Deed Tax: \$109.50