

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

Send Tax Notice to:  
James T. Gibson III

5353 Highway 10  
Montevallo AL 35115

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Forty thousand and 00/100 Dollars (\$40,000.00) 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 Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto James T. Gibson III, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land in the NE 1/4 of the SE 1/4 of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama, described as follows: Beginning at the NW corner of the NE 1/4 of the SE 1/4 of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama, and run thence southerly along the west line of said 1/4-1/4 a distance of 303.48 feet to a steel pin rebar corner; thence turn 87 degrees 03 minutes 58 seconds to the left and run easterly 185.02 feet to a steel pin rebar corner on the westerly margin of Shelby County Highway Number 10 in a curve to the right; thence turn 110 degrees 45 minutes 06 seconds left to chord and run northwesterly along the chord, of said curve a chord distance of 212.98 feet to the P.T. of said curve; thence turn 05 degrees 13 minutes 19 seconds right from chord and continue northwesterly along said margin of said highway a distance of 108.04 feet to a steel pin rebar corner on the north line of same said 1/4-1/4 thence turn 74 degrees 34 minutes 30 seconds left run westerly along said north line of said 1/4-1/4 a distance of 95.16 feet to the point of beginning; 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 Grantee herein assume and agree to pay.
3. Less and except any part of subject property lying within a roadway.
4. Fenceline encroachment onto property located to the west as shown in that survey dated November 8, 2010 and prepared by Surveying Solutions Inc.
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. 20100920000308320, in the Probate Office of Shelby County, Alabama.





20101118000388190 2/2 \$55.00  
Shelby Cnty Judge of Probate, AL  
11/18/2010 12:41:13 PM FILED/CERT

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 \$48,000.00 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 \$48,000.00 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 Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 15th day of November, 2010.

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

Shelby County, AL 11/18/2010

State of Alabama

Deed Tax : \$40.00

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 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, 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 15th day of November, 2010.



NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

MY COMMISSION EXPIRES JANUARY 14, 2014

2010-004717