


Prepared by: John Rudd
JOHNSON & FREEDMAN, LLC
Attorneys and Counselors at Law
1587 Northeast Expressway
Atlanta, GA 30329


20101210000413840 1/2 \$120.00
Shelby Cnty Judge of Probate, AL
12/10/2010 08:17:44 AM FILED/CERT

THE STATE OF ALABAMA
COUNTY OF Shelby

FILE NO: FNM2010040996AL1
LOAN NO: 0039794318

SOURCE OF TITLE:
Instrument #

SALES PRICE: \$105,000.00
LOAN AMOUNT: \$

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, **Federal National Mortgage Association**, whose principal place of business is located at 14221 Dallas Pkwy, Dallas, TX 75254, (hereinafter called the Grantor) has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto the **K T Realty, Inc.** whose address is 2100 Rocky Ridge Rd, STE C, Birmingham, AL 35216, its successors and/or assigns, (hereinafter called the Grantee) , the following described property situated in Shelby County, Alabama:

Lot 58-A, according to the Survey of Ivy Brook, Phase Two, Second Addition, as recorded in Map Book 20, Page 4, in the Probate Office of Shelby County, Alabama.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PUCHASER FOR VALUE OF A SALES PRICE GREATER THAN \$126,000.00 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 \$126,000.00 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.

The conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding rights of redemption from foreclosure sale.

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

TO HAVE AND TO HOLD, the above described property together with all rights and privileges incident or appurtenant thereto, unto the said **K T Realty, Inc.**, its successors and/or assigns, forever.

IN WITNESS WHEREOF, **Federal National Mortgage Association** has caused this conveyance to be executed in its name by its undersigned officer(s), this 23rd day of NOVEMBER, 2010.

Federal National Mortgage Association by Johnson & Freedman, LLC, as Attorney-in-Fact by POA recorded at Instrument No. 20091117000427710, Shelby County

Records, Alabama

ATTEST:

By: 


By: _____

TITLE: Attorney

TITLE: _____

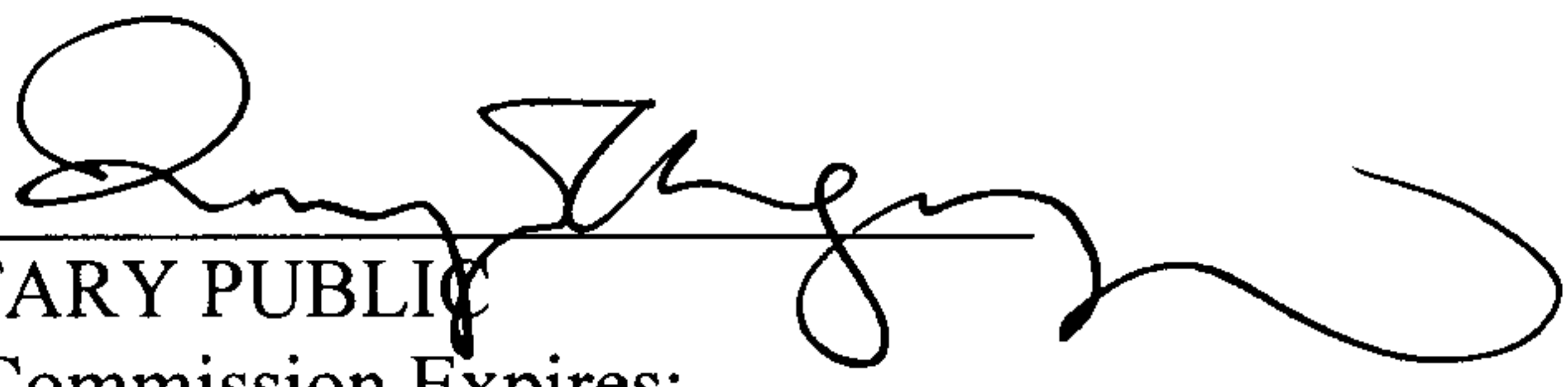
(Corporate Seal)

THE STATE OF GA
COUNTY OF DEKALB


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I, the undersigned Notary Public in and for said State and County, do hereby certify that MAKISHIA ANDERSON of Johnson & Freedman as Attorney In Fact for Federal National Mortgage Association, are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 23 day of Nov,
2010.



NOTARY PUBLIC
My Commission Expires: _____



Shelby County, AL 12/10/2010
State of Alabama
Deed Tax: \$105.00