


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


20110217000056390 1/2 \$115.00
Shelby Cnty Judge of Probate, AL
02/17/2011 01:40:57 PM FILED/CERT

THE STATE OF ALABAMA
COUNTY OF Shelby

FILE NO: FNM2010093052AL1
LOAN NO: 0035103258

SOURCE OF TITLE:
Instrument #

SALES PRICE: \$100,000.00
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, Suite 1000, Dallas, TX 75254, (hereinafter called the Grantor) has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto the **Western Properties, LLC** whose address is P.O. Box 3610 Hueytown, AL 35023, its successors and/or assigns, (hereinafter called the Grantee), the following described property situated in Shelby County, Alabama:

Lot 6, according to a resurvey of Lots 5, 6, and part of Lots 7, and 8, Dunham Farms, as recorded in Map Book 6, Page 85, in the Probate Office of Shelby County, Alabama.

Property Address: 1226 Dunham Lane, Helena, AL 35080

Parcel ID: 138284001017006

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PUCHASER FOR VALUE OF A SALES PRICE GREATER THAN \$120,000.00 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 \$120,000.00 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 **Western Properties, LLC**, 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 18th day of January, 2011.

Federal National Mortgage Association

by Johnson & Freedman, LLC, as Attorney-in-Fact by
POA recorded at Instrument No.20091117000427710,
Shelby County Records, Alabama

By: [Signature] AAE

TITLE: Associate

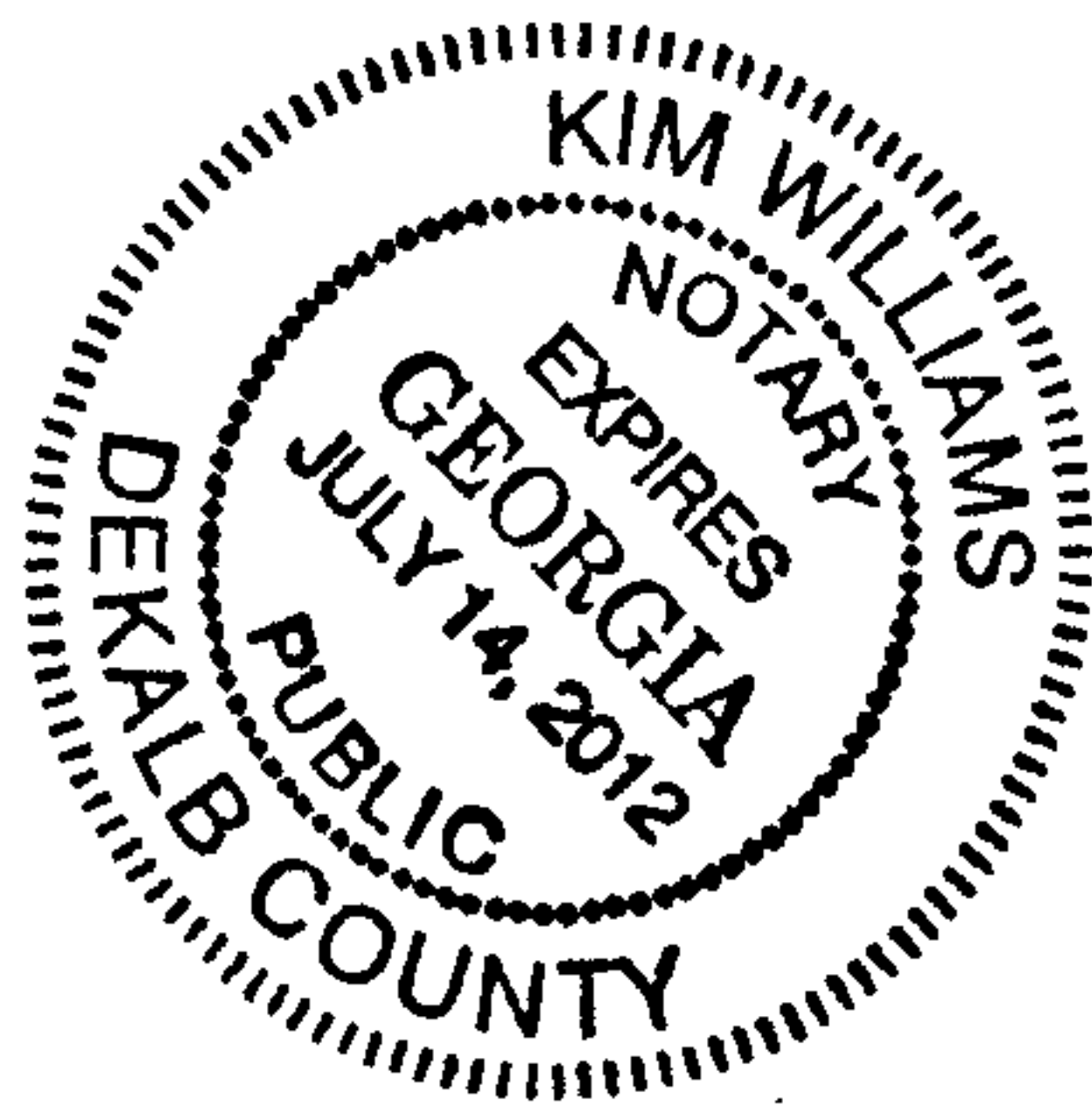


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THE STATE OF GEORGIA
COUNTY OF DEKALB

I, the undersigned Notary Public in and for said State and County, do hereby certify that Jill Stouman of **Johnson & Freedman, LLC**, 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 this conveyance, he/she, as such Attorney-in-Fact for Federal National Mortgage Association, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 18th day of January, 2011.



[Signature]

NOTARY PUBLIC

My Commission Expires: 7.14.12

Shelby County, AL 02/17/2011
State of Alabama
Deed Tax: \$100.00