

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

Send Tax Notice to:
Western Properties, L.L.C.

P.O. Box 3610
Hueytown, AL 35023

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Sixty thousand and 00/100 Dollars (\$60,000.00) 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 Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Western Properties, L.L.C., (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3, according to the survey of Carrington-Sector II, as recorded in Map Book 25, Page 17, in the Probate Office of Shelby County, Alabama; 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. Mineral and mining rights not owned by the grantor.
4. All easements, restrictions, covenants, and rights of way of record.
5. Building setback line of 15 feet reserved from Carrington Lane and 25 feet from rear of lot, as shown by plat.
6. Restrictions, limitations and conditions as set out in Map Book 25, Page 17 in said Probate Office.
7. Declaration of Protective Covenants of said subdivision as set out in Inst. No. 1999-29699 in said Probate Office.
8. Easement to Alabama Power Company as shown by Inst. No. 1999-29693 in Probate Office.
9. Restrictive Covenants and Grant of Land Easement to Alabama Power Company as set out in Inst. No. 1999-29699 in Probate Office.
10. Release of damages as set out in Deed Book 352, Page 805 and 818 and Inst. No. 1995-28050 in Probate Office.
11. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 352, Pages 805 and 818 and Deed Book 60, Page 109 in Probate Office.

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 \$72,000.00 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 \$72,000.00 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.



20110519000149670 1/2 \$75.00
Shelby Cnty Judge of Probate, AL
05/19/2011 10:50:26 AM FILED/CERT

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 16th day of May, 2011.

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

By: 

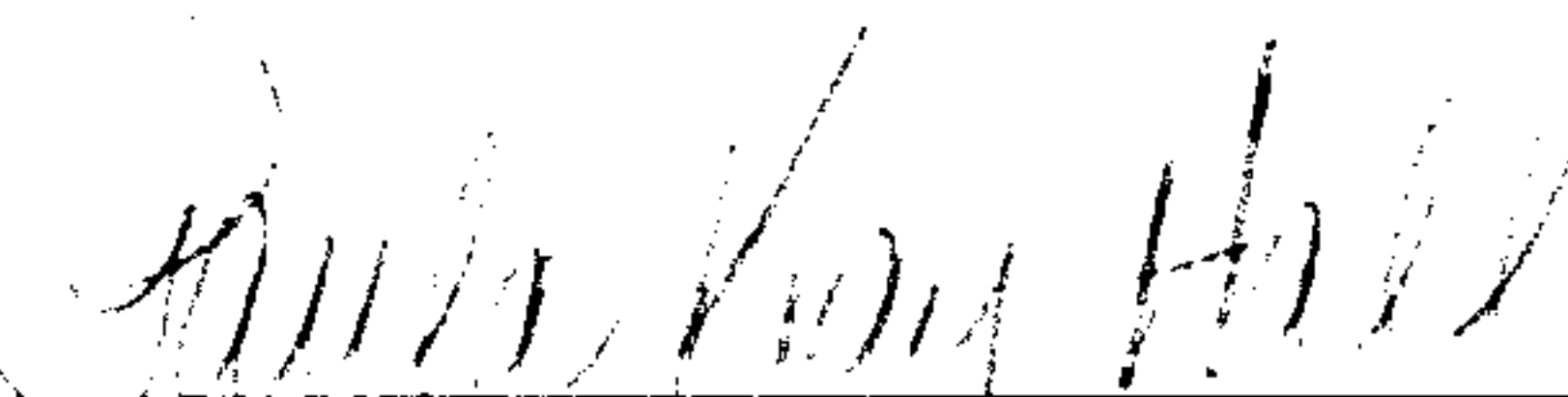
Its Attorney

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rebecca B. Redmond, 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, 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 16th day of May, 2011.



NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2011-001194

MY COMMISSION EXPIRES AUGUST 6, 2012

A100H0J



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