
20120210000049720 1/3 \$70.00
Shelby Cnty Judge of Probate, AL
02/10/2012 11:14:44 AM FILED/CERT

Commitment Number: 2926347
Seller's Loan Number: 1703249562

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:

Service Link Hopewell Campus
4000 Industrial Boulevard
Aliquippa, PA 15001
(800) 439-5451

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13-5-21-4-006-002.000

SPECIAL/LIMITED WARRANTY DEED

Fannie Mae AKA Federal National Mortgage Association, whose mailing address is **14421 Dallas Parkway, Suite 100 Dallas, TX 75256**, here in after grantor, for \$52,000.00 (Fifty-Two Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Bearden Development and Holdings LLC**, here in after grantee, whose tax mailing address is **3490 Bearden Ln, Helena, AL 35080**, the following real property:

All that certain parcel of land situate in the County of Shelby, State of Alabama, being known and designated as follows: **Lot 2A**, according to the re-survey of Lots 2, 5 and 6 of Wyndham Town shomes, as recorded in Map Book 24, Page 38, in the Probate Office of Shelby County, Alabama. Being the same property as conveyed from AMN Consulting, LLC, Auctioneer and Attorney-in-Fact to Fannie Mae a/k/a Federal National Mortgage Association, as described in Doc. No. 20100826000275830, Dated 08/17/2010, Recorded 08/26/2010 in SHELBY County Records.

Property Address is: 7503 SPENCER LN, HELENA, AL 35080

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

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The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **20100826000275830** 5/20/2010 8:26:10

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$62,400.00 FOR A PERIOD OF 3 MONTH(S) 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 \$62,400.00 FOR A PERIOD OF 3 MONTH(S) 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.

Executed by the undersigned on 1-23, 2012:

20120210000049720 3/3 \$70.00
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Federal National Mortgage Association

By: Service Link, a Division of Chicago Title Insurance Company, its Attorney In Fact

By: Melissa Harvey

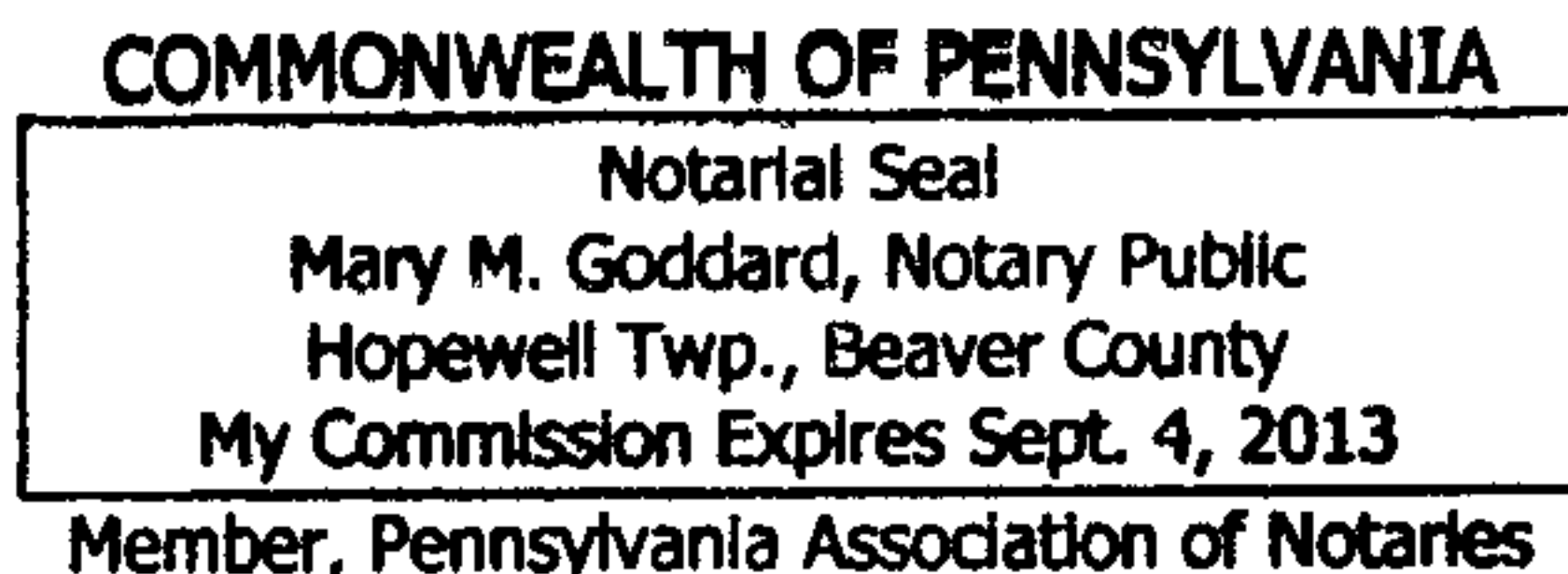
Name: Melissa Harvey

Title: AIP

Shelby County, AL 02/10/2012
State of Alabama
Deed Tax: \$52.00

STATE OF Pa
COUNTY OF Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 23 day of Jan, 2012, by Melissa Harvey AIP of Service Link, A Division of Chicago Title Insurance Company as the Attorney in Fact for Federal National Mortgage Association, and is appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown N/A as identification, who after being by me first duly sworn, deposes and says that he/she has the full binding legal authority to sign this deed on behalf of the aforementioned corporation and acknowledge said authority is contained in an instrument duly executed, acknowledged; and recorded as set forth above, and that this instrument was voluntarily executed under and by virtue of the authority given by said instrument granting him/her power of attorney.



Mary M. Goddard
NOTARY PUBLIC

My Commission Expires 9-4-13

Mary M Goddard
My Comm Exp: 9-4-13

Mail tax statements to:
3490 Bearden Ln
Helena AL 35080