


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

  
20130402000135990 1/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
04/02/2013 12:32:02 PM FILED/CERT

THE STATE OF ALABAMA  
COUNTY OF SHELBY

FILE NO: FNM2012123705AL1  
LOAN NO: 0596718542

Source of Title Deed  
Instrument No: 20120730000274400

**SALES PRICE: \$60,000.00**  
**LOAN AMOUNT: \$60,000.00**

### **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 **John Green** whose address is 279 WOODBRIDGE TRAIL, CHELSEA, AL 35043, its successors and/or assigns, (hereinafter called the Grantee) , the following described property situated in SHELBY County, Alabama:

A PARCEL OF LAND IN THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SITUATED IN SHELBY COUNTY, ALABAMA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NW CORNER OF THE NE 1/4 OF THE NW 1/4, SECTION 7, TOWNSHIP 20, SOUTH, RANGE 1 WEST; THENCE SOUTH ALONG THE WEST LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 663.45 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE TURN AN ANGLE OF 116 DEGREES 43'35" TO THE LEFT AND RUN ALONG THE SOUTHEAST DIAGONAL LINE OF THE NORTHWEST DIAGONAL HALF OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 DISTANCE OF 467.56 FEET; THENCE TURN AN ANGLE OF 66 DEGREES 37'40" TO THE LEFT AND RUN A DISTANCE OF 454.36 FEET TO THE NORTH LINE OF THE NE 1/4 OF THE NW 1/4; THENCE TURN AN ANGLE OF 86 DEGREES 42'30" TO THE LEFT AND RUN WEST ALONG THE NORTH LINE OF SAID 1/4 - 1/4 SECTION A DISTANCE OF 390.97 FEET TO THE POINT OF BEGINNING. SITUATED IN THE NW DIAGONAL 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA. SUBJECT TO EASEMENT OF A GRAVEL ROAD - LESS AND EXCEPT: A PARCEL OF LAND LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA,

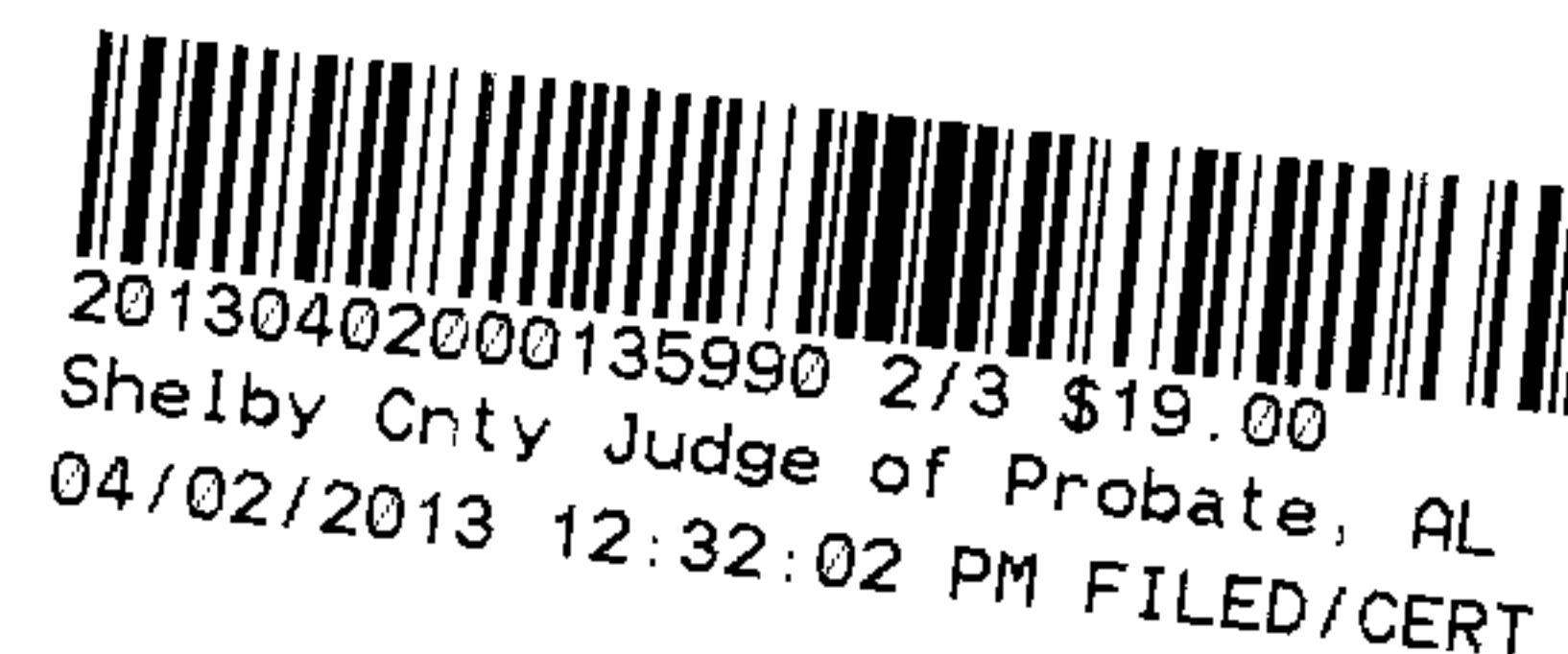
DESCRIBED AS FOLLOWS: BEGIN AT THE NW CORNER OF SAID 1/4 - 1/4 SECTION; THENCE RUN EAST ALONG THE NORTH LINE OF SAID 1/4 - 1/4 SECTION A DISTANCE OF 393.08 FEET; THENCE TURN RIGHT 86 DEGREES 57' 18" FOR A DISTANCE OF 221.50 FEET; THENCE TURN RIGHT 121 DEGREES 41'45" FOR A DISTANCE OF 461.32 FEET TO THE POINT OF BEGINNING.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$72,000.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING 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 MONTH(S) FROM THE DATE OF THE RECORDING OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE.

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 **John Green**, 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 5<sup>th</sup> day of March, 2013.

**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: *[Signature]*


TITLE: *Attorney in fact*  
*MANDERSON*

(Corporate Seal)

THE STATE OF GEORGIA  
COUNTY OF DEKALB

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

Given under my hand this the 5<sup>th</sup> day of March, 2013.

  
20130402000135990 3/3 \$19.00  
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*[Signature]*

NOTARY PUBLIC

My Commission Expires:

