20060925000473990 1/3 $77.00
Shelby Cnty Judge of Probate, AL
09/25/2006 09:19:15AM FILED/CERT

Revised 1/02/92
AL (Conventional)

CONSIDERATION: $60,000.00
REO No.**A049959**

STATE OF ALABAMA)
COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION paid to the undersigned by the herein Grantee, the receipt of which is hereby acknowledged, the undersigned **FEDERAL NATIONAL MORTGAGE ASSOCIATION (a/k/a Fannie Mae)**, a corporation organized and existing under the laws of the United States of America (hereinafter called the "Grantor"),has granted, bargained and sold, and does by these presents hereby grants, bargains, sells and conveys unto **PETER DE GROOT** (hereinafter called "Grantee") the property commonly known as **150 HIGHWAY 97, COLUMBIANA, AL 35051** and as more particularly described in the Exhibit A, attached hereto and made a part hereof by this reference.

TO HAVE AND TO HOLD the above described property together with all rights and privileges incident or appurtenant thereto, unto the said Grantee and his/her heirs and/or assigns forever.

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 three 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 three months from the date of this deed. These restrictions shall run with the land and are not personal to Grantee and shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or deed of trust.

This conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding statutory rights of redemption, and to any covenants and restrictions of record and matters that an accurate survey would reveal.

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

IN WITNESS WHEREOF, Federal National Mortgage Association, a corporation, has caused this conveyance to be executed in its name by its undersigned officer, and its corporate seal affixed, this 15 day of September, 2006.

FEDERAL NATIONAL MORTGAGE ASSOCIATION
(a/k/a Fannie Mae) organized and existing under
the laws of the United States of America

(CORPORATE SEAL)

By: Heidi Jones - Vice President

Shelby County, AL 09/25/2006
State of Alabama

Deed Tax:$60.00

S. Humphrey

20060925000473990 2/3 $77.00
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STATE OF TEXAS)
COUNTY OF DALLAS)

I, Patricia Manson, a Notary Public in and for the said County and State, hereby certify that _____, whose name as Vice President of FEDERAL NATIONAL MORTGAGE ASSOCIATION (a/k/a Fannie Mae), a corporation organized and existing under the laws of the United States of America, 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, he/she as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal of office, this the 15 day of September, 2006.

_____
Notary Public, Texas
My Commission Expires:

NOTARY PUBLIC STATE OF TEXAS
PATRICIA MANSON
Notary Public, State of Texas
My Commission Expires 06-06-09

This instrument was prepared by:
Scott J. Humphrey, Esq.
3829 Lorna Road, Suite 312
Hoover, Alabama 35244

Tax Notice:
Peter de Groot
_____
_____

20060925000473990 3/3 $77.00
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EXHIBIT A
attached to and made a part of Special Warranty Deed
Federal National Mortgage Association
to
Peter de Groot

dated 9/15/06 2006

PROPERTY DESCRIPTION:

Commence at the SE corner of the SW 1/4 of the SE 1/4 of Section 32, Township 21 South, Range 1 West, Shelby County, Alabama, and run Northerly along the East line of said 1/4 - 1/4 Section for a distance of 231.00 feet; thence left 92 degrees 04 minutes 02 seconds and run Westerly for 667.46 feet; thence right 92 degrees 03 minutes 45 seconds and run Northerly for 322.53 feet; thence left 93 degrees 06 minutes 27 seconds and run Westerly for 188.99 feet to the point of beginning; thence continue along last described course of a distance of 420.00 feet to a point of intersection with the Easterly right of way line of Shelby County Highway No. 97; thence left 89 degrees 29 minutes 47 seconds and run Southerly a distance of 164.02 feet; thence left 106 degrees 54 minutes 01 seconds and run Northeasterly for a distance of 439.31 feet; thence left 73 degrees 36 minutes 12 seconds and run Northerly 40.00 feet to point of beginning. Situated in Shelby County, Alabama.