20060925000475910 1/3 \$139.50 Shelby Cnty Judge of Probate, AL 09/25/2006 02:42:30PM FILED/CERT

Revised 1/02/92 AL (Conventional)

Send Tax Notice To:

David P. Gray

CONSIDERATION: \$122,500.00

REO NO. A065359

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 DAVID P. GRAY AND CELESTE N. GRAY (hereinafter called "Grantees") the property commonly known as 1413 ADAMS STREET, PELHAM, AL 35124 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 Grantees as JOINT TENANTS WITH RIGHT OF SURVIVORSHIP.

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than \$147,000.00 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 \$147,000.00 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.

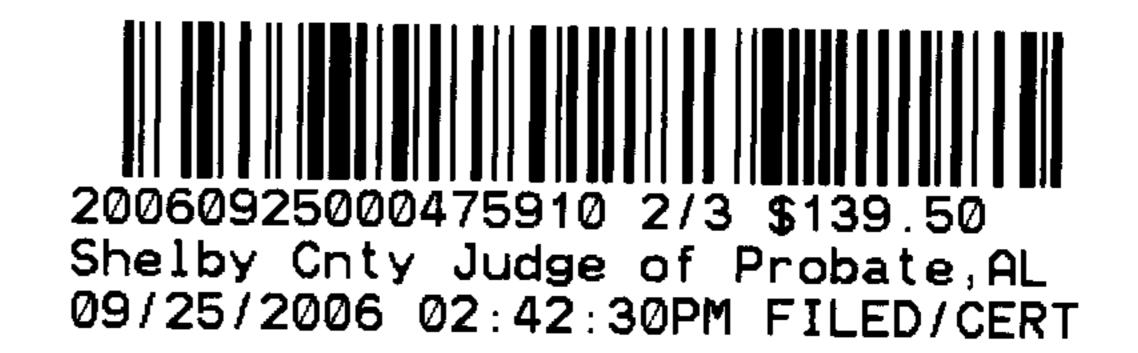
This conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding statutory rights of redemption, and to any covenants and restrictions of record and matters that an accurate survey would reveal.

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.

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

Deed Tax: \$122.50

Scott Humphin



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 <u>al</u> day of <u>Septendol</u>, 2006.

	FEDERAL NATIONAL MORTGAGE ASSOCIATION
	(a/k/a Fannie Mae) organized and existing under
	the laws of the United States of America
(CORPORATE SEAL)	Total Control
	egical RV
	Heidi Jones - Vice President
	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
STATE OF TEXAS)	
DALLAS COUNTY)	
Cheryl Young	
,	a Notary Public in and for the said County and State,
hereby certify that Heidi Jones	, whose name as Vice President of FEDERAL
NATIONAL MORTGAGE ASSOCIATION (a/l	k/a Fannie Mae), a corporation organized and existing
under the laws of the United States of An	nerica, is signed to the foregoing conveyance, and who
is known to me, acknowledged before me	e on this day, that, being informed of the contents of the
	vith full authority, executed the same voluntarily for and
as the act of said corporation.	
Given under my hand and seal of	office, this the 21 day of 2006.
Noton Dublic Toyas	
Notary Public, Texas	
My Commission Expires:	
	CHERYL YOUNG
	Notary Public, State of Texas
	My Commission Expires 08-18-10

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

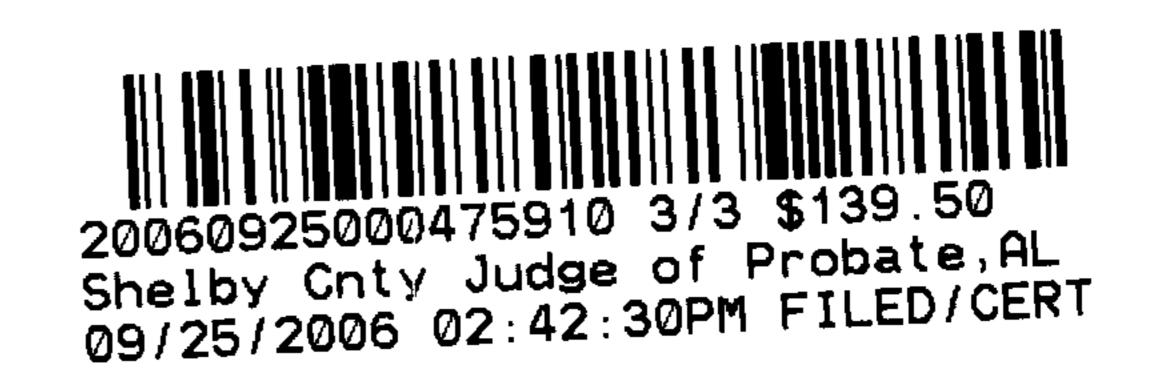


EXHIBIT A attached to and made a part of Special Warranty Deed Federal National Mortgage Association to David P. Gray and Celeste N. Gray dated 91211, 2006

PROPERTY DESCRIPTION:

Lot 9, in Block 4, according to the survey of Brookfield, Second Sector, as recorded in Map Book 6, Page 16, in the Probate Office of Shelby County, Alabama.

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