

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

Send Tax Notice to:
M & C Renovations, Inc.

211 Shenandoah Drive
Hoover, AL 35226

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred forty-nine thousand and 00/100 Dollars (\$149,000.00) to the undersigned Grantor, Fannie Mae a/k/a Federal National Mortgage Association, a corporation, (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 M & C Renovations, Inc., (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 36, according to the Survey of Navajo Hills, Ninth Sector, as recorded in Map Book 10 Page 84 A&B, 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. Easement/right-of-way to Alabama Power Company and South Central Bell Telephone Company as recorded in Book 133 Page 540 and Book 181, Page 663.
4. Restrictive covenant as recorded in Book 113 Page 906.
5. Mineral and mining rights as recorded in Book 230 Page 29 and Book 86, Page 182.
6. Easement as shown in instrument recorded in Book 241, Page 742.
7. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. 20050829000444000, in the Probate Office of Shelby County, Alabama.

\$ 136,000.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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.

Shelby County, AL 10/31/2006
State of Alabama

Deed Tax: \$13.00

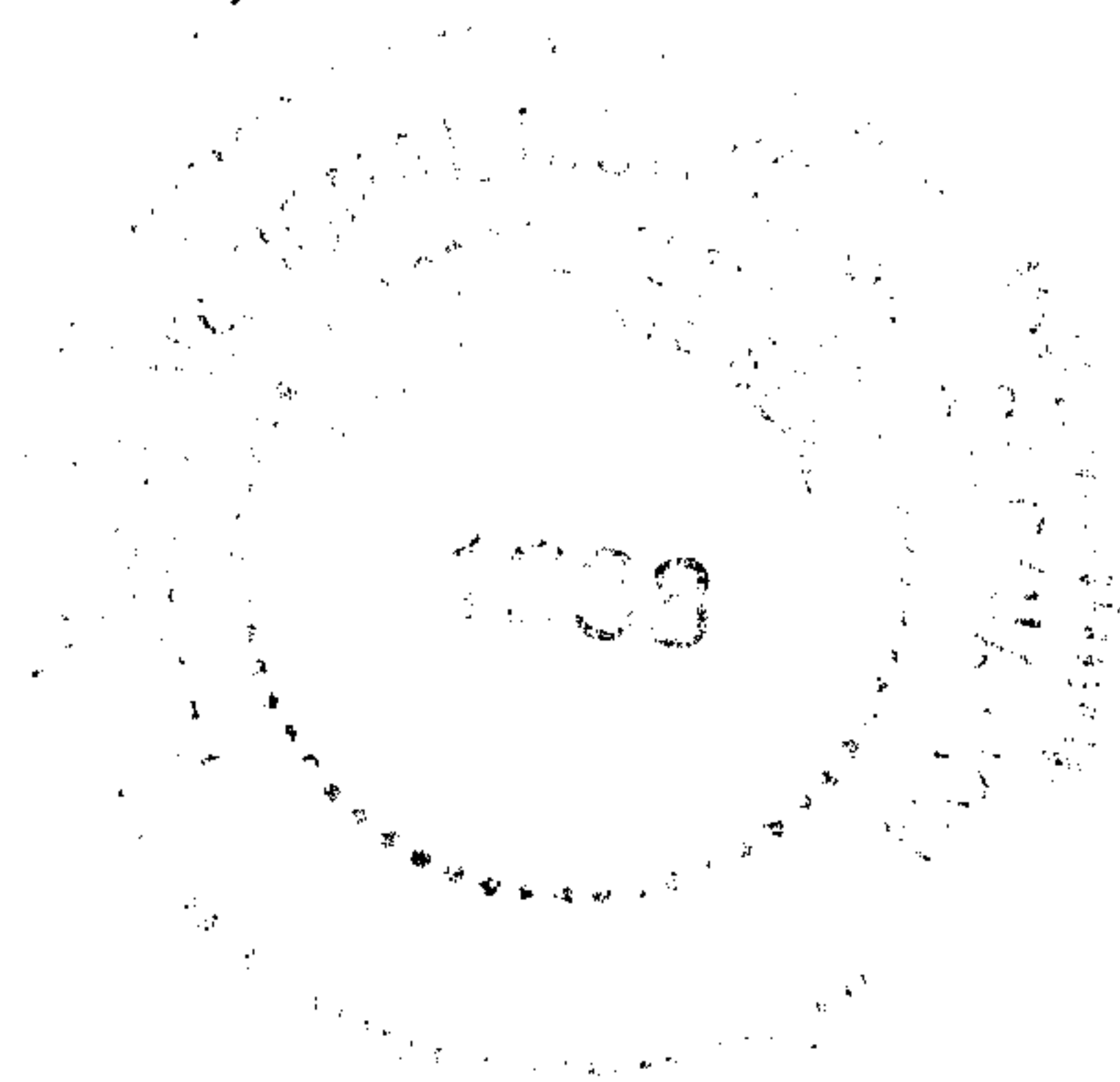
Thomas Foster

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than \$178,800.00 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 \$178,800.00 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.

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 18th day of October, 2006.



Fannie Mae a/k/a Federal National Mortgage Association

by, _____
Its HEIDI JONES
VICE PRESIDENT

STATE OF TEXAS

COUNTY OF DALLAS

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Heidi Jones, whose name as Vice President of Fannie Mae a/k/a 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, 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 official seal, this the 18th day of October, 2006.

NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2005-001300

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