20070221000079280 1/3 $68.00
Shelby Cnty Judge of Probate,AL
02/21/2007 12:09:24PM FILED/CERT

Revised 1/02/92
AL (Conventional)

CONSIDERATION: $51,000.00
REO No.**A068513**

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 **RHAMA, LLC** (hereinafter called "Grantee") the property commonly known as **5 DOGWOOD CIRCLE, 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 Grantee and its assigns forever.

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than $61,200.00 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 $61,200.00 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 13 day of February, 2007

(CORPORATE SEAL)

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

By:_____
Heidi Jones - Vice President

j thurshins

20070221000079280 2/3 $68.00
Shelby Cnty Judge of Probate,AL
02/21/2007 12:09:24PM FILED/CERT

STATE OF TEXAS)
COUNTY OF DALLAS)

I, _____, 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/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 13 day of February, 2007.

_____
Notary Public, Texas
My Commission Expires:

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 322
Hoover, Alabama 35244

Tax Notice:
Rhama, LLC
3025 Wilson Street
Pelham, AL 35124

20070221000079280 3/3 $68.00
Shelby Cnty Judge of Probate,AL
02/21/2007 12:09:24PM FILED/CERT

EXHIBIT A

attached to and made a part of Special Warranty Deed

Federal National Mortgage Association

to

Rhama, LLC

dated 2/13/, 2007

Shelby County, AL 02/21/2007
State of Alabama

Deed Tax:$51.00

PROPERTY DESCRIPTION:

Commence at the Southwest corner of Section 18, Township 20 South, Range 2, West, run thence in a Northerly direction along west line of Section 18, Township 20 South, Range 2 West, for a distance of 1690.43 feet to the Point of Beginning; from the point of beginning thus obtained, turn an angle to the right of 89 degrees 49 minutes 30 seconds and run in a n Easterly direction for a distance of 304.45 feet; thence turn an angle to the right of 90 degrees and in a Southerly direction for a distance of 262.95 feet; thence turn an angle to the right of 103 degrees 29 minutes and in a Northwesterly direction for a distance of 15.90 feet to the point of beginning of a curve to the right (said curve having a central angle of 33 degrees 33 minutes 30 seconds and a radius of 25 feet); thence along the arc of said curve for a distance of 14.64 feet to a point of reverse curve (said preceding curve having a central angle of 89 degrees 19 minutes and a radius of 35 feet); thence along the arc of said curve for a distance of 54.55 feet; thence turn an angle to the right of 45 degrees 21 minutes (said angle being measured form the chord of last described course to the preceding course) and run in a Northwesterly direction for a distance of 337.70 feet to the Point of Beginning. Situated in Shelby County, Alabama.

.