

20090210000044940 1/2 \$103.00
Shelby Cnty Judge of Probate, AL
02/10/2009 11:31:51AM FILED/CERT

Shelby County, AL 02/10/2009
State of Alabama

Deed Tax: \$89.00

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

Send Tax Notice to:
Russell Barakat
Angela Barakat
1413 CANYON CANYE
HOOVER AL 35244

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of eighty-nine thousand and 00/100 Dollars (\$89,000.00) to the undersigned, Fannie Mae aka Federal National Mortgage Association, a corporation, by and through Sirote & Permutt, P.C., as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Russell Barakat, and Angela Barakat, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 255, according to the Survey of Waterford Village Sector 1, as recorded in Map Book 27, Page 100, in the Probate Office of 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 Grantees herein assume and agree to pay.
3. Declaration of Restrictions, Covenants and Easements as set out in Inst. No. 2000-40215, and amended in Inst. No. 2001-12819.
4. Right of way granted to Shelby County as recorded in Deed Book 240, Page 36.
5. Mineral and mining rights recorded in Inst. No. 1995-1640 and Real 345, Page 744.
6. Articles of Waterford Homeowner's Association as set forth in Inst. No. 1995-1640 and Real 345, Page 744.
7. Release of damages as recorded in Inst. No. 1995-1640 and Real 345, Page 744
8. 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. 20080603000225180, in the Probate Office of Shelby County, Alabama.

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.

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than \$106,800.00 for a period of 3 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 \$106,800.00 for a period of 3 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



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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 Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 5th day of February, 2009.

Fannie Mae aka Federal National Mortgage Association
By and through Sirote & Permutt, P.C., as Attorney in Fact


By: 
Its 

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeff G. Underwood, whose name as Attorney of Sirote & Permutt, P.C., as Attorney in Fact for Fannie Mae aka 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 attorney and with full authority, executed the same voluntarily for and as the act of said Corporation, acting in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 5th day of February, 2009.


NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2008-002215

MY COMMISSION EXPIRES DECEMBER 17, 2012

A088610