

Send tax notice to:  
154 Daventry Dr.  
Calera, AL 35040

STATE OF ALABAMA     )  
                                      :  
COUNTY OF SHELBY     )

\$10,000 value

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT: That the undersigned, FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGAINIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to it by ROBERT S. POSEY AND CAMILLE B. POSEY, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said ROBERT S. POSEY AND CAMILLE B. POSEY, FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER TO SURVIVOR OF THEM IN FEE SIMPLE, TOGETHER WITH EVERY CONTINGENT REMAINDER AND RIGHT OF REVERSION the following described real estate, lying and being in the County of SHELBY County, State of Alabama, to-wit:

Lot 29 according to the survey of Daventry Sector II, Phase II, as recorded in Map Book 29, Page 32, Shelby County, Alabama records.

SUBJECT TO STATUTORY RIGHTS OF REDEMPTION EXISTING BY VIRTUE OF THAT CERTAIN FORECLOSURE DEED RECORDED IN DEED INSTRUMENT # 20090219000058890, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

The total purchase price was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD THE above described real estate, together with all and singular the rights, tenements, hereditaments, appurtenances and improvements thereunto belonging, or in anywise appertaining, unto the said ROBERT S. POSEY AND CAMILLE B. POSEY, FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER TO SURVIVOR OF THEM IN FEE SIMPLE, TOGETHER WITH EVERY CONTINGENT REMAINDER AND RIGHT OF REVERSION. Said property being subject, however to ad valorem taxes due October 1, 2009; and further excepting any restrictions and easements pertaining to the above described property of record in the Probate Office of SHELBY County, Alabama and the following provision:

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$138,000.00 FOR A PERIOD OF 3 MONTHS FROM THE DATE OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM EMBUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$138,000.00 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 MORTGAGE OR DEED OF TRUST.

This deed is executed without warranty or representation of any kind, express or implied, except that there are no liens or encumbrances outstanding against the property hereby conveyed which were created or suffered by the undersigned Grantor.

IN WITNESS WHEREOF, FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGAINIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA has caused this instrument to be executed by its undersigned officer/authorized individual on this the 21<sup>st</sup> day of April, 2009.

20090429000157360 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
04/29/2009 11:16:33 AM FILED/CERT

**FANNIE MAE A/K/A FEDERAL NATIONAL  
MORTGAGE ASSOCIATION ORGAINIZED AND  
EXISTING UNDER THE LAWS OF THE UNITED  
STATES OF AMERICA**

**BY: STEPHENS, MILLIRONS, HARRISON &  
GAMMONS, P.C.  
ITS ATTORNEY IN FACT**

BY: [Signature] (SEAL)  
Its President

**STATE OF ALABAMA     )  
                                     :  
COUNTY OF MADISON    )**


I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that, This instrument was acknowledge before me on 21<sup>st</sup> day of April by James G. Harrison, authorized signer of STEPHENS, MILLIRONS, HARRISON & GAMMONS, P.C., as Attorney-in-Fact and/or agent of FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGAINIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, on behalf of said federal chartered corporation organized and existing under the laws of the United States and 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 in its capacity as Attorney-in-Fact for FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGAINIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA.

Given under my hand and seal this the 21<sup>st</sup> day of April, 2009.

[Signature] (SEAL)  
Notary Public:  
My Commission Expires: 10/15/2011

**This instrument was prepared by:**

**JAMES G. HARRISON, Stephens, Millirons, Harrison & Gammons, 2430 L&N Drive, Huntsville, AL 35801  
Re: 927 Daventry Trail, Calera, AL**

  
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