

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

Send Tax Notice to:
Rhama, LLC

3025 Wilson Street
Pelham AL 35124

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of seventy thousand and 00/100 Dollars (\$70,000.00) 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 Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Rhama, LLC, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:


Lot 31, according to the Survey of Kingwood, as recorded in Map Book 6, Page 40, 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 Grantee herein assume and agree to pay.
3. Covenants, conditions and restrictions as set forth Misc. Book 10, Page 848.
4. Transmission line permits to Alabama Power Company as recorded in Deed Book 292, Page 110 and Deed Book 292, Page 114.
5. Easements regarding underground cables as set forth in Misc. Book 10, Page 635.
6. Agreement with Alabama Power Company as recorded in Misc. Book 10, Page 782.
7. Easement to Alabama Power Company recorded in Deed Book 55, Page 454 and Deed Book 225, Page 224.
8. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
9. Easements and building lines as shown on recorded plat.

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 \$84,000.00 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 \$84,000.00 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.


20090601000204790 1/2 \$84.00
Shelby Cnty Judge of Probate, AL
06/01/2009 10:53:44 AM FILED/CERT

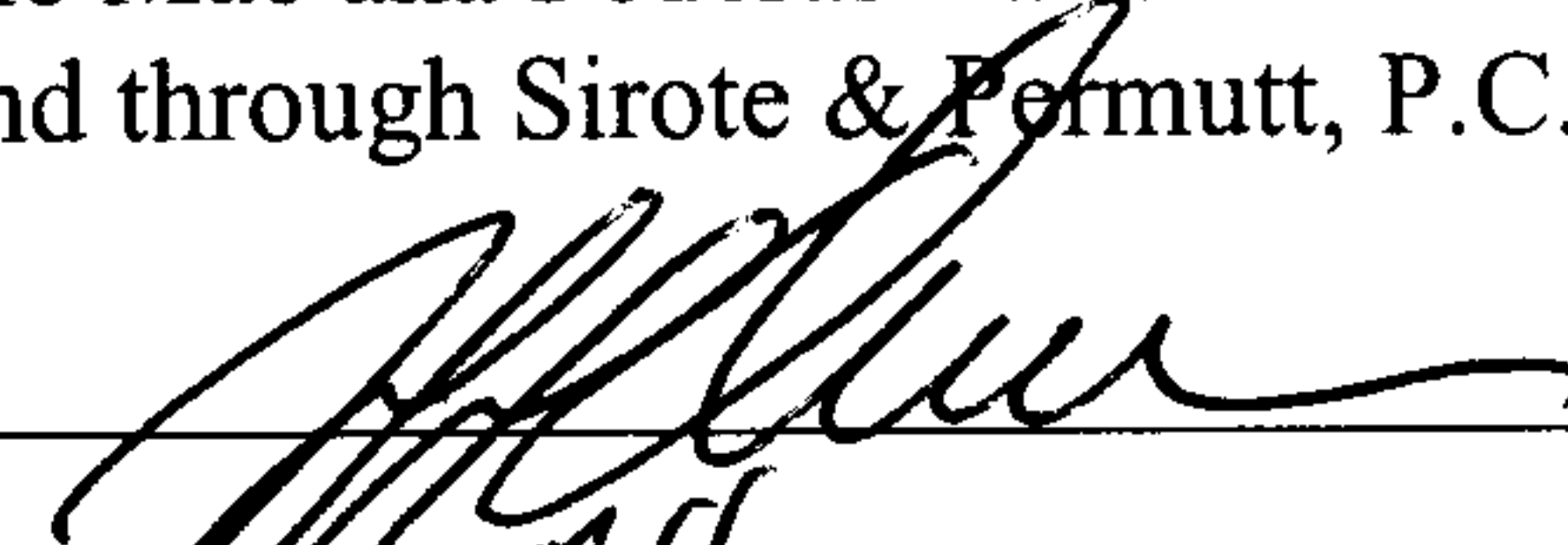
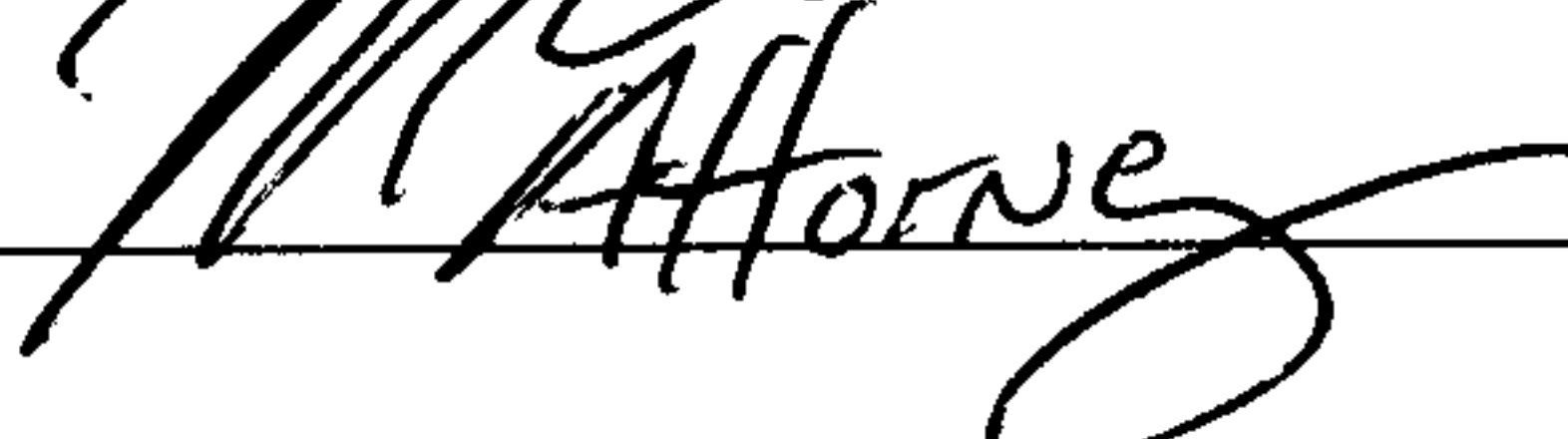
Shelby County, AL 06/01/2009
State of Alabama
Deed Tax : \$70.00

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 19th day of May, 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 19th day of May, 2009.


NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

MY COMMISSION EXPIRES AUGUST 6, 2012

2008-002461

A07A677


20090601000204790 2/2 \$84.00
Shelby Cnty Judge of Probate, AL
06/01/2009 10:53:44 AM FILED/CERT