



20091230000475330 1/3 \$28.00
Shelby Cnty Judge of Probate, AL
12/30/2009 11:14:12 AM FILED/CERT

NO H/E

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

Send Tax Notice to:
James W. Brewster

6374 Hwy 61
Wilsonville AL 35186

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Fifty-five thousand and 00/100 Dollars (\$55,000.00) 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 James W. Brewster, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

“See Exhibit A”

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 Shelby County as recorded in Book 224 Page 807 (Parcels 1 and 2).
4. Easement/right-of-way to Alabama Power Company as recorded in Book 222 Page 713 (Parcel 2).
5. Less and except any part of subject property lying within a roadway (Parcels 4.001 and 4.002)
6. Restrictions recorded in Book 282, Page 552 (Parcel 1).
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. 20090224000065360, in the Probate Office of Shelby County, Alabama.

\$44,000.00 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.

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than \$66,000.00 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 \$66,000.00 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.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.



Shelby County, AL 12/30/2009
State of Alabama
Deed Tax : \$11.00

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 20th day of November, 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, 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 20th day of November, 2009.


NOTARY PUBLIC

My Commission expires:
AFFIX SEAL

MY COMMISSION EXPIRES MARCH 12, 2011

2009-002375

A0902RR

EXHIBIT A



20091230000475330 3/3 \$28.00
Shelby Cnty Judge of Probate, AL
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LEGAL DESCRIPTION:

Parcel I: Commence at a point where the Southeast right-of-way of County Highway No. 30 (Mardis Ferry Road) intersects the West boundary of the East 1/2 of Northwest 1/4 of Section 20, Township 21 South, Range 1 East, being the point of beginning of the parcel of land herein described; thence proceed in a Northwesterly direction along said Southeast right-of-way of County Highway No. 30, being in a 1 degree curve to the left and having a chord distance of 209.00 feet to a point thence turn an angle of 118 degrees 48 minutes 30 seconds to the right (from the extended chord) and proceed for a distance of 209.00 feet to a point; thence turn an angle of 61 degrees 11 minutes 30 seconds to the right and proceed for a distance of 209.00 feet to the point of intersection with the West boundary of said East 1/2 of Northwest 1/4 of Section 20; thence turn an angle of 118 degrees 48 minutes 30 seconds to the right and proceed along the West boundary of said East 1/2 of Northwest 1/4 of Section 20 for a distance of 209.00 feet to the point of beginning. Said parcel of land lying in the East 1/2 of the Northwest 1/4 of Section 20, Township 21 South, Range 1 East, Shelby County, Alabama.

Parcel II: Commence at the point where Southeast right-of-way of County Highway No. 30 (Mardis Ferry Road) intersects the West boundary of the East 1/2 of Northwest 1/4 of Section 20, Township 21 South, Range 1 East; thence proceed in a Northeasterly direction along said Southeast right-of-way of County Highway No. 30, being in a 1 degree curve to the left and having a chord distance of 209.00 feet to the Northeast corner of the Ronnie Joe Jones and Joan Jones lot as described in Deed Book 309, page 182 in the Probate Office of Shelby County, Alabama, being the point of beginning of the parcel herein conveyed; thence continue along the last described route 104 feet to a point; thence turn an angle of 118 degrees 48 minutes 30 seconds to the right (from the extended chord) proceed a distance of 209 feet to a point; thence turn an angle of 61 degrees 11 minutes 30 seconds to the right; thence proceed a distance of 104 feet to the Southeast corner of the Ronnie Joe Jones and Joan Jones lot as described in Deed Book 309, page 182 in said Probate Office; thence turn to the right and run in a Northerly direction along the East boundary line of that certain lot as described in Deed Book 309, Page 182 for 209 feet to the point of beginning of the lot herein described; said parcel is lying in the East 1/2 of the Northwest 1/4 of Section 20, Township 21 South, Range 1 East, Shelby County, Alabama.

Parcel III: Begin at the Southwest corner of the Southeast 1/4 of Northwest 1/4, Section 20 Township 21 South, Range 1 East; thence run Easterly along the South boundary line of said Southeast 1/4 of Northwest 1/4 a distance of 420.0 feet to the point; thence turn an angle of 101 degrees 09 minutes 51 seconds to the left and run in a Northerly direction a distance of 518.94 feet to a point; thence turn an angle of 106 degrees 46 minutes 37 seconds to the left and run in a Southwesterly direction a distance of 85.00 feet to a point; thence turn an angle of 2 degrees 28 minutes 34 seconds to the left and run in a Southwesterly direction a distance of 290.0 feet to a point on the West boundary line of the above mentioned Southeast 1/4 of Northwest 1/4; thence turn an angle of 60 degrees 35 minutes 15 seconds to the left and run Southerly along said West boundary of Southeast 1/4 of Northwest 1/4 a distance of 322.52 feet to the point of beginning. Said parcel of land is lying in the Southeast 1/4 of Northwest 1/4 Section 20, Township 21 South, Range 1 East, Shelby County, Alabama.