

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

Send Tax Notice to:
Lorenzo J. Brilliant
Pauline M. Brilliant
1212 Willow Creek Place
ALABASTER - AL 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Seventy-four thousand nine hundred and 00/100 Dollars (\$74,900.00) to the undersigned, Fannie Mae a/k/a 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 Lorenzo J. Brilliant, and Pauline M. Brilliant, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Part of the Northeast 1/4 of the Southwest 1/4, Section 22, Township 20 South, Range 3 West, described as follows: Commence at the Northwest corner of the Northeast 1/4 of Southwest 1/4 of said Section 22 and run South along West line of said 1/4-1/4 section a distance of 115.40 feet; thence turn angle of 70 degrees 00 minutes to the left and run a distance of 19.0 feet to point of beginning; thence continue in same direction a distance of 80.60 feet; thence turn an angle of 3 degrees 10 minutes to the left and run a distance of 166.70 feet; thence turn an angle of 73 degrees 10 minutes to right and run South parallel with West line of said 1/4-1/4 section a distance of 168.00 feet to North margin of road; thence turn an angle of 120 degrees 30 minutes to right and run along the North margin of said road a distance of 84.9 feet; thence turn an angle of 23 degrees 42 minutes to the left and run along the North margin of said road a distance of 163.25 feet; thence turn an angle of 83 degrees 12 minutes to right and run North and parallel with West line of said 1/4-1/4 section a distance of 181.42 feet to point of beginning.

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. Less and except any part of subject property lying within a roadway.
4. Mineral and mining rights.
5. 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. 20091229000474530, 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 \$89,880.00 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 \$89,880.00 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 Grantees, their heirs and assigns, forever.

Shelby County, AL 02/25/2010

State of Alabama

Deed Tax : \$75.00





20100225000057020 2/2 \$89.00
Shelby Cnty Judge of Probate, AL
02/25/2010 03:10:09 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 19th day of February, 2010.

Fannie Mae a/k/a 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 a/k/a 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 19th day of February, 2010.



NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

MY COMMISSION EXPIRES JANUARY 14, 2014

2009-004729

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