

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

Send Tax Notice to:
James F. Williams

5213 Logan Dr.
Birmingham, AL 35242

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Eighty thousand and 00/100 Dollars (\$80,000.00) 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 F. Williams, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 42, according to the Survey of Phase One, Hidden Creek Townhomes, as recorded in Map Book 27, Page 49, 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. Restrictions as shown by recorded map
4. Declaration of protective covenants as recorded in Instrument No. 1998-3074 in the Probate Office of Shelby County, Alabama and amended in Instrument No. 1998-23229, Instrument No. 1999-1568, Instrument No. 2000-8567 and Instrument No. 2000-41083
5. Articles of Incorporation recorded in Instrument No. 1998-3075
6. By-Laws of Hidden Creek recorded in Instrument No. 1998-3077 and amended in Instrument No. 2001-42541.
7. Reservation of Mineral and mining rights recorded in Instrument No. 1997-29590.
8. Right of way to APCO recorded in Deed 127 Book 375 and Deed 216 Book 631.
9. Plantation Pipeline Easement recorded in Deed 306, Page 416; Deed 112, Page 328; Deed 252, Page 603; Deed 229, Page 335 and Deed 253, Page 572.
10. Right of Way Easement to Level 3 Corp., recorded in Book 2000, Page 3182 and Book 2000, Page 5902.
11. Riparian rights if any to the use of Coales Branch.
12. 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. 20090928000368520, 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.

Shelby County, AL 04/05/2010
State of Alabama
Deed Tax : \$80.00




20100405000100360 1/2 \$94.00
Shelby Cnty Judge of Probate, AL
04/05/2010 10:24:10 AM FILED/CERT

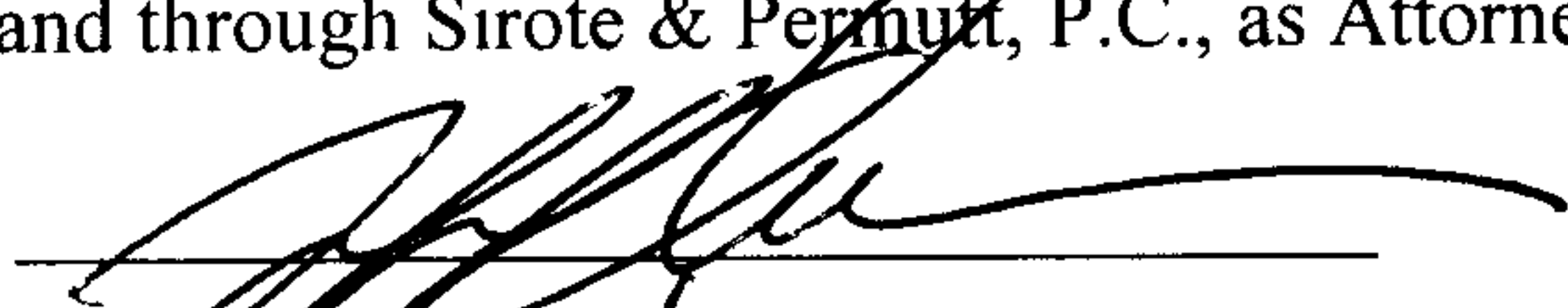
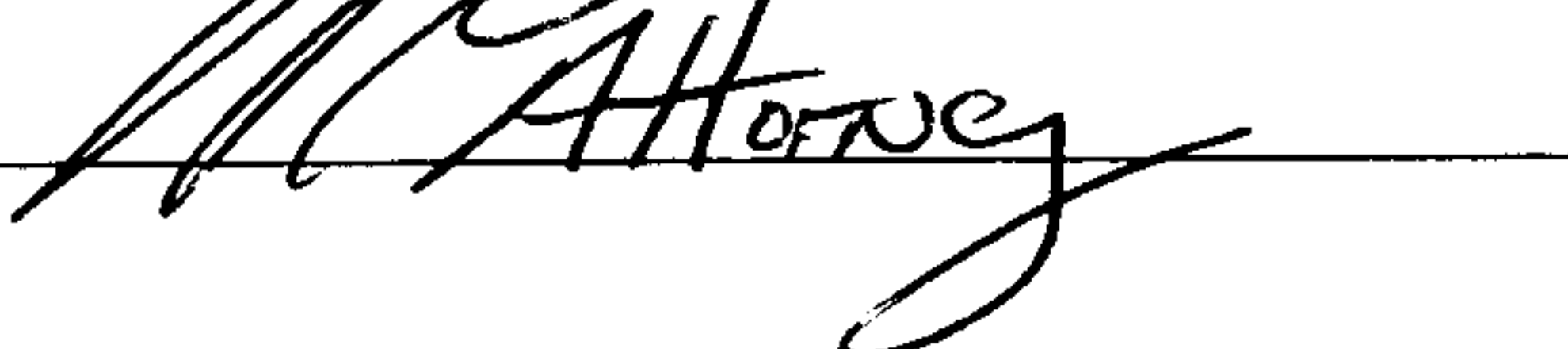
Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than \$96,000.00 for a period of 3 months from the date of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than \$96,000.00 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.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 29th day of March, 2010.

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

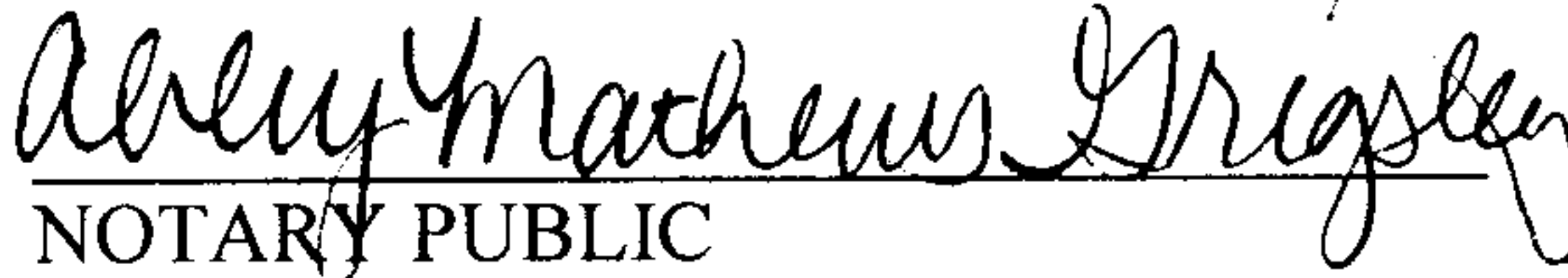
By: 
Its 

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.

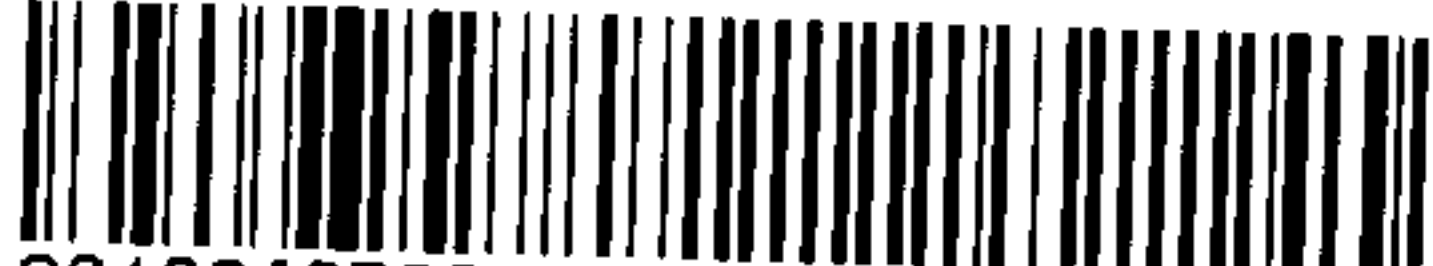
Given under my hand and official seal, this the 29th day of March, 2010.


NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

MY COMMISSION EXPIRES JANUARY 14, 2014

2009-004009

A090XGH


20100405000100360 2/2 \$94.00
Shelby Cnty Judge of Probate, AL
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