

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

Send Tax Notice to:  
Billy Massey

1307 8th STREET SW  
ALABASTER AL 35007

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Thirty-four thousand nine hundred and 00/100 Dollars (\$34,900.00) 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 Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Billy Massey, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the intersection of the Easterly right of way line of Mill Street and the Northerly right of way line of 4th Avenue West, said right of way line as shown on the Map of the Dedication of the Streets and Easements, town of Siluria, Alabama; thence Northeasterly along said right of way line of 4th Avenue West for 88.00 feet to the point of beginning; thence 91 Degrees 01 Minutes 36 Seconds, left and run Northwesterly for 188.65 feet thence 87 Degrees 34 Minutes 06 Seconds, right and run Northeasterly for 124.47 feet; thence 90 Degrees 12 Minutes 31 Seconds, right and run Southeasterly for 196.45 feet to a point on the Northerly right of way line of 4th Avenue West; thence 93 Degrees 14 Minutes 59 Seconds, right and run Southwesterly along said right of way line of 4th Avenue West for 132.00 feet to the point of beginning. The above described land being known as Lot No. 35 as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph L. Miller, Reg. Civil Engineer on October 5, 1965.

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. Title to that portion of the property within any road right-of-ways.
4. Easements and restrictions of record.
5. Restrictions as shown on recorded plat.
6. 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. 20100401000096790, 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 \$41,880.00 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 \$41,880.00 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 Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 6th day of May, 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

Deed Tax : \$35.00

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 6th day of May, 2010.

*Alley Matthews Drigley*  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

MY COMMISSION EXPIRES JANUARY 14, 2014

2010-001654

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