

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

Send Tax Notice to:
Samuel Douglas

JS Hwy 57
Vincent Jr 35178

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Twenty-three thousand six hundred twenty-five and 00/100 Dollars (\$23,625.00) 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 Samuel Douglas, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

A tract of land situated in the Northwest 1/4 of Section 33, Township 17 South, Range 1 East, Shelby County, Alabama being more particularly described as follows: Commence at the SW corner of the Northwest 1/4 of the Northwest 1/4 of Section 33 Township 17 South, Range 1 East, Shelby County, Alabama, and run in an Easterly direction along the South line of said 1/4-1/4 section a distance of 622.18 feet to a point on the NW right of way line of Alabama Highway #25, thence turn a deflection angle of 53 degrees 01 minutes to the left and run in a Northeasterly direction along the NW right of way line of said Alabama Highway #25, a distance of 350.88 feet to the PC of a curve; thence continue in a Northeasterly direction along the arc of a curve to the left having a central angle of 1 degrees 51 minutes 20 seconds and a radius of 5,630.86 feet a distance of 182.36 feet to the point of beginning; thence turn a deflection angle of 90 degrees 47 minutes 30 seconds to the left (angle measured from tangent) and run in a Northwesterly direction a distance of 210.00 feet to a point; thence turn an interior angle of 90 degrees 00 minutes and run to the right in a Northeasterly direction to a distance of 210.00 feet to a point; thence turn an interior angle of 90 degrees 00 minutes and run to the right in a Northeasterly direction a distance of 210.00 feet to a point; thence turn an interior angle of 90 degrees 00 minutes and run to the right of way line of Alabama Highway #25; Thence turn an interior angle of 90 degrees, 47 minutes 30 seconds (angle measured to tangent) and run to the right in a Southwesterly direction along the NW right of way line of said Alabama Highway #25, and along the arc of a curve to the right having a central angle of 1 degrees 35 minutes and a radius of 7,599.44 feet a distance of 210.01 feet to the 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 Grantee herein assume and agree to pay.
3. Easements, reservations, restrictions, protective covenants, rights of way, conditions and building setback lines of record, if any.
4. 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. 20100212000043560, 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 \$28,350.00 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 \$28,350.00 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 30th day of August, 2010.

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

State of Alabama
Deed Tax : \$24.00

By: _____
Its Attorney

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Caroline E. Walker, 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, her, 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 30th day of August, 2010.

NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2010-000939

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