



20100923000312470 1/2 \$47.50
Shelby Cnty Judge of Probate, AL
09/23/2010 10:13:11 AM FILED/CERT

This instrument prepared by:
Caroline E. Walker, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
GIS Construction, LLC

*115 Mohawk Dr
Trussville AL 35173*

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Thirty-two thousand two hundred fifty and 00/100 Dollars (\$32,250.00) 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 GIS Construction, LLC, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

That part of Lot 53 according to Thomas' Addition to the Town of Aldrich, map of which was recorded in the Office of the Probate Judge of Shelby County, Alabama on February 23, 1994, in Map Book No. 3, Page 53 and described as follows: Begin at the Southwest corner of Lot 53 and run North along the East right of way of the Southern Railroad a distance of 175 feet; thence East a distance of 200 feet; thence South a distance of 175 feet; thence West a distance of 200 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. Easement(s), building line(s) and restriction as shown on recorded map.
4. Right of way granted to Alabama Power Company recorded in Deed Book 118, Pages 134 and 135.
5. Right-of-Way granted to Shelby County Recorded in Deed Book 135, Page 214.
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. 20100617000193420, 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.

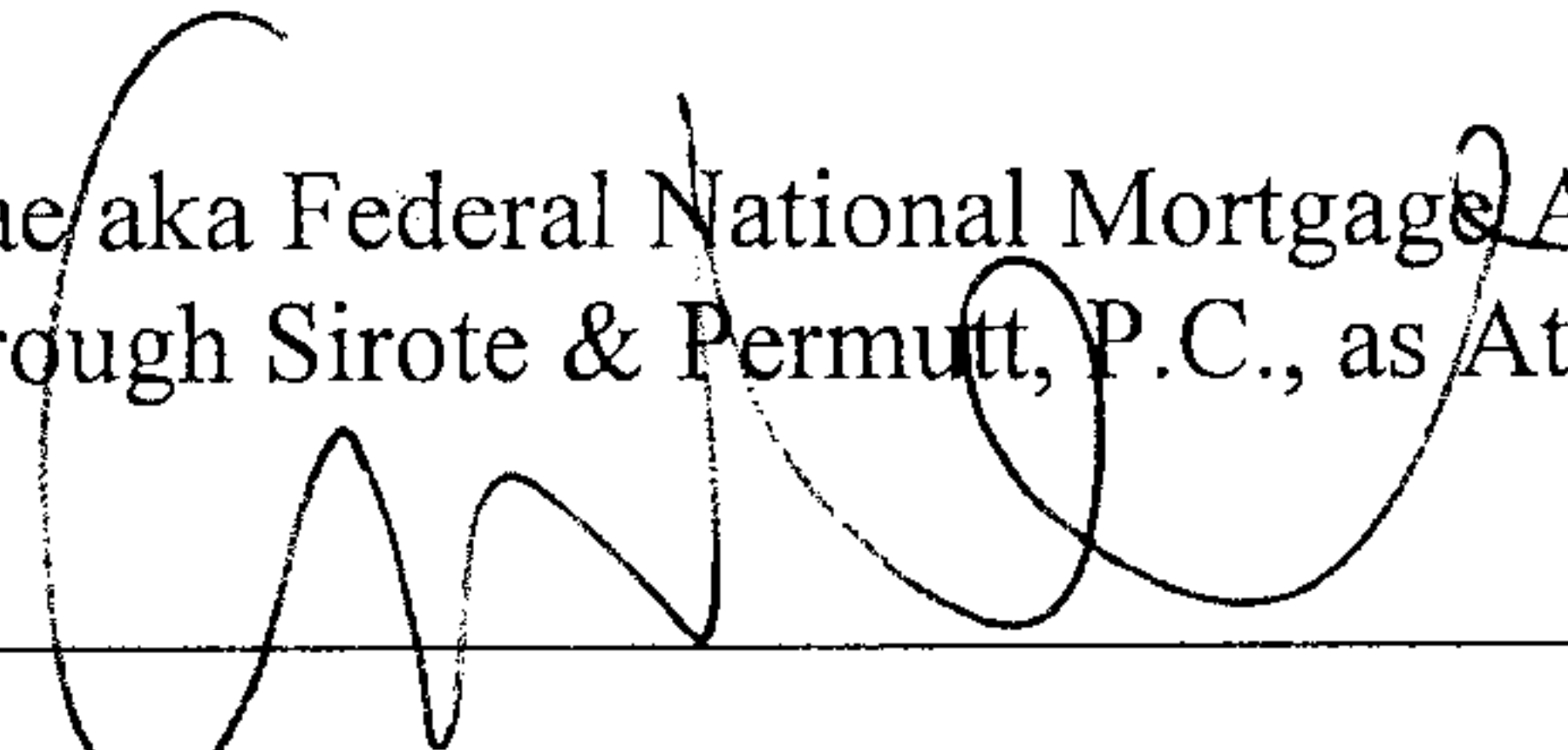
Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than \$38700.00 for a period of 3 months from the date of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than \$38700.00 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 17th day of September, 2010.

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

By: 
Its Attorney

Deed Tax : \$32.50

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 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, 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 17th day of September, 2010.


NOTARY PUBLIC
My Commission expires: **MY COMMISSION EXPIRES JUNE 16, 2014**
AFFIX SEAL

2010-003197

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