

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

Send Tax Notice to:
A & D Properties, LLC

3545 Market St.
Hoover AL 35226

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Fifty thousand and 00/100 Dollars (\$50,000.00) 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 A & D Properties, LLC, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 126, according to the Survey of Waterford Village, Sector 1, as recorded in Map Book 27, Page 100 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. Easements, restrictions and setback lines as shown on recorded plat.
4. A 15-Foot Alley on the North Side of said property, as shown on recorded map.
5. 8-Foot Easement on the South Side of Said Property, As Shown on recorded map.
6. AN 8 FOOT EASEMENT, ON THE REAR AND VARIABLE ALLEY AND EASEMENT ON THE FRONT AND EAST AND WEST OF SUBJECT PROPERTY AS SHOWN ON RECORDED MAP.
7. RESTRICTIVE COVENANTS RECORDED IN INSTRUMENT 2001 PAGE 12819..
8. ARTICLES OF ORGANIZATION OF WATERFORD, LLC, AS RECORDED IN INSTRUMENT 1999 PAGE 49065.
9. ORDINANCE WITH THE CITY OF CALERA AS RECORDED IN INSTRUMENT 2000 PAGE 0006.
10. RIGHT OF WAY TO SHELBY COUNTY AS RECORDED IN DEED BOOK 240 PAGE 36.
11. GRANT TO THE STATE OF ALABAMA FOR RAILROAD AS RECORDED IN REAL 278, PAGE 5.
12. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PERMISES TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS,
13. PRIVILEGES AND IMMUNITIES RELATING THERETO AS RECORDED IN INSTRUMENT#1995 PAGE 1640 AND REAL 345 PAGE 744.
14. TERMS AND CONDITIONS AS RECORDED IN INSTRUMENT 1995, PAGE 1640.
15. RELEASES OF DAMAGES, AS SET FORTH IN INSTRUMENT 1995, PAGE 1640 AND REAL 345 PAGE 744.
16. ARTICLES OF WATERFORD HOMEOWNERS ASSOCIATION RECORDED IN INSTRUMENT 2001, PAGE 12817.
17. A 15-FOOT EASEMENT ON THE NORTH SIDE OF SUBJECT PROPERTY AS SHOWN BY RECORDED MAP.
18. 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. 20100308000066670, 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 \$60,000.00 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 \$60,000.00 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 5th day of November, 2010.

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

By: _____

Its Attorney

STATE OF ALABAMA

Deed Tax : \$50.00

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 5th day of November, 2010.


NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

MY COMMISSION EXPIRES JANUARY 14, 2014

2010-001376

A100DHM