



20101118000388170 1/2 \$45.00  
Shelby Cnty Judge of Probate, AL  
11/18/2010 12:41:11 PM FILED/CERT

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

Send Tax Notice to:  
Gerald W. Terry

*2411 Chandawood Dr.  
Pelham AL 35124*

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Thirty thousand and 00/100 Dollars (\$30,000.00) 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 Gerald W. Terry, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 55, except the West 5 Feet thereof, according to the Survey of Cahaba Manor Townhomes, as recorded in Map Book 6, Page 105, 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. Easement/right-of-way to Alabama Power Company as recorded in Book 311 Page 689.
4. Easement/right-of-way to Alabama Power Company as recorded in Book 108 Page 379 and Book 304, Page 11.
5. Easement/right-of-way to Alabama Power Company as recorded in Book 311 Page 689.
6. Agreement with regards to underground residential utility distribution with Alabama Power Company as recorded in Book 19, Page 266.
7. Restrictions in favor of Alabama Power Company as recorded in Book 19, Page 269.
8. Restrictions as recorded in Book 21, Page 96.
9. Sewer covenants as recorded in Book 21, Page 100.
10. Rights of Owners of property adjoining property in and to the joint or common rights in building situated on said Lots, such rights include but are not limited to roof, foundation, party walls, walkways and entrance.
11. Restrictions, easements and building lines as shown on recorded map.
12. Right of Way to Pelham Sewer Fund, Inc., as recorded in Book 306, Page 946 and Book 298, Page 677.
13. 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. 20100623000198650 and re-recorded in Corrective Foreclosure Deed in Instrument No. 20100813000259220, 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 \$36,000.00 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 \$36,000.00 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 10th 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

COUNTY OF JEFFERSON

Shelby County, AL 11/18/2010

State of Alabama

Deed Tax : \$30.00

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 10th day of November, 2010.

Patricia Little Keebler  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

MY COMMISSION EXPIRES NOVEMBER 12, 2013

2010-003245

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