

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

Send Tax Notice to:
Terry Crowder

3420 Mountainside Road
Birmingham, AL 35243

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Thirty-two thousand and 00/100 Dollars (\$32,000.00) 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 Terry Crowder, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land located in Section 24, Township 20 South, Range 1 West, and more particularly described as follows; Commence at the Northeast corner of the South half of the Northwest Quarter of the Southeast Quarter of Section 24, Township 20 South, Range 1 West; thence run in a Southerly direction along the East line of the Northwest Quarter of the Southeast Quarter. and the Southwest Quarter of the Southeast Quarter 592.03 feet to the point of beginning; thence continue on said line 367.59 feet; thence an interior angle to the left in a Northwesterly direction of 26 degrees 45 minutes 54 seconds 248.36 feet; thence an interior angle to the left in a Northerly direction of 167 degrees 36 minutes 150.55 feet; thence an interior angle to the left in an Easterly direction 75 degrees 38 minutes 06 seconds 149.19 feet to the point of beginning. Subject property is located in 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, 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. 20100701000210640, 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 \$38,400.00 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 \$38,400.00 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 11th 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 11/19/2010

State of Alabama

Deed Tax : \$32.00

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 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, 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 11th day of November, 2010.


NOTARY PUBLIC

My Commission expires:

AFFIX SEAL EXPIRES JANUARY 14, 2014

2010-003270

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