

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

Send Tax Notice to:  
Joe Horsley

28 yellowleaf circle  
Chelsea AL 35043

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Nineteen thousand seventy-seven and 00/100 Dollars (\$19,077.00) 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 Joe Horsley, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land in the East Half of the Southwest quarter of Section 23, Township 20 South, Range 1 East, being more particularly described as follows:

Beginning at a 5/8 inch rebar with a cap stamped "3385, Found at the Northwest corner of East Half of the Southeast quarter of the Southwest quarter of said Section 23; thence South 00 degrees 00 minutes 00 seconds West along the West line of the East half of the said sixteenth section, a distance of 258.07 feet to a 5/8 inch rebar found, with a cap stamped "3385; thence North 89 degrees 50 minutes 13 seconds East a distance of 168.63 feet to a 5/8 inch rebar found, with a cap stamped "3385"; thence North 00 degrees 02 minutes 54 seconds West, a distance of 258.15 feet, to a 5/8 inch rebar found, with a cap stamped "3385"; thence North 00 degrees 00 minutes 27 seconds East, a distance of 41.63 feet to a 3/8 inch rebar found, on the South right of way of County Highway No. 61: thence along a curve, to the left, in said right of way having a radius of 658.86 feet and a chord bearing of South 77 degrees 19 minutes 08 seconds West, an arc length of 173.13 feet to a point; thence South 00 degrees 00 minutes 00 seconds West a distance of 4.30 feet to the point of beginning. According to the survey of Sid Wheeler, dated September 8, 2003.

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 107 Page 298 and Deed Book 127, page 306.
4. Easement/right-of-way to Shelby County as recorded in Book 190 Page 475, and Deed Book 190, page 474.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
6. Memorandum of Oil & Gas Lease recorded in Real 340 page 764
7. Easement by and between Adron W. Dorough and Harold W. Roper and Anita D. Roper recorded in Instrument Number 1997-09801
8. 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. 20100923000312410, 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 \$22,892.00 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 \$22,892.00 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 14th day of December, 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

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 14th day of December, 2010.

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

2010-005472

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