

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

Send Tax Notice to:  
Remigio Villanueva  
Nora Navarro  
800 Highway 333  
Columbiana AL 35051

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Twenty-one thousand and 00/100 Dollars (\$21,000.00) 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Remigio Villanueva, and Nora Navarro, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

See Attached Exhibit A

Subject to:

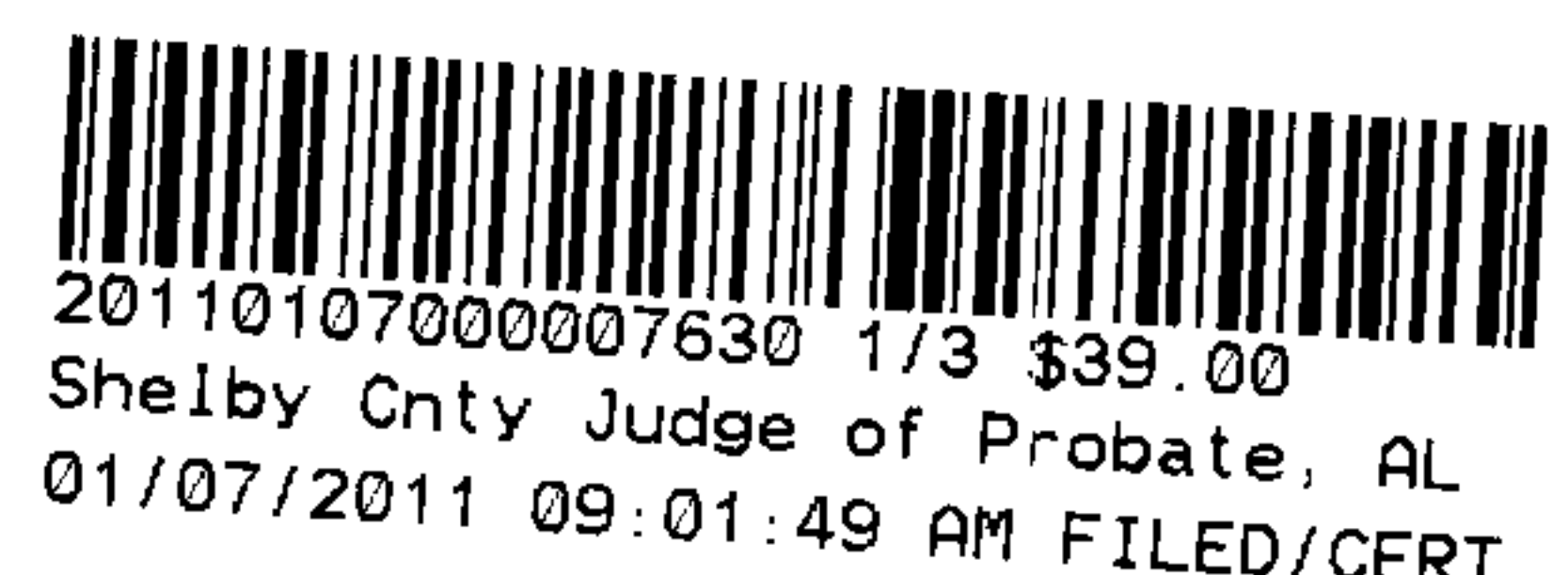
1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantees herein assume and agree to pay.
3. Riparian rights for pond on subject property.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
5. Fence extends beyond property line along the Southerly property line; neighboring carport and gravel drive encroach onto property along the Southerly and Westerly property lines according to the survey prepared by William D. Callahan, Jr. Reg. No. 28251, dated 12/16/10.
6. Any claim pertaining to encroachment of house located to the Southwest onto the subject property as described in that survey, dated December 16, 2010 and prepared by South Central Surveying, LLC.
7. 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. 20100817000262860, 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 \$25,200.00 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 \$25,200.00 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 Grantees, their heirs and assigns, forever.



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 29th day of December, 2010.

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

By: \_\_\_\_\_

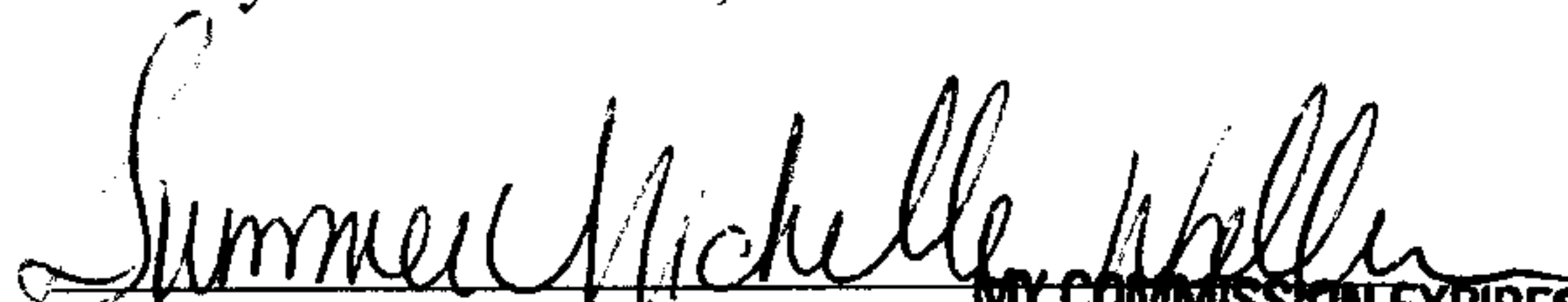
Its Attorney

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 29th day of December, 2010.

  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

2010-005663

A101V7J

  
20110107000007630 2/3 \$39.00  
Shelby Cnty Judge of Probate, AL  
01/07/2011 09:01:49 AM FILED/CERT



## Exhibit A Legal Description

Commence at the NE corner of the S 1/2 of the NE 1/4 of the NW 1/4 Section 22, Township 19 South, Range 1 East; thence run West along the North line of said S 1/2 of NE 1/4 of NW 1/4 a distance of 855.13 feet to the point of beginning; thence continue West along the North line of said S 1/2 of the NE 1/4 of the NW 1/4 and the S 1/2 of the NW 1/4 of the NW 1/4 a distance of 860.00 feet to the East right of way line of Shelby County Highway No. 55; thence turn an angle of 74 degrees 46 minutes 42 seconds to the left and run along said right of way line a distance of 315.00 feet; thence turn and angle of 105 degrees 13 minutes 18 seconds to the left and run a distance of 860.00 feet; thence turn and angle of 74 degrees 46 minutes 42 seconds to the left and run a distance of 315.00 feet to the point of beginning; being situated in the S 1/2; of the NE 1/4 of the NW 1/4 and the S 1/2 of the NW 1/4 of the NW 1/4 of Section 22, Township 19 South, Range 1 East Shelby County, Alabama. Less and except the following described parcel:

Commence at the NE corner of the S 1/2 of the NE 1/4 of the NW 1/4 Section 22, Township 19 South, Range 1 East; thence run West along the North line of said S 1/2 a distance of 1715.13 feet to a point on the East right of way line of Shelby County Highway No. 55; thence turn an angle of 74 degrees 46 minutes 42 seconds to the left and run South along said highway right of way a distance of 235.00 feet to the point of beginning; thence continue along said highway right of way a distance of 80.00 feet; thence turn an angle of 105 degrees 13 minutes 18 seconds to the left and run a distance of 200.00 feet; thence turn and angle of 74 degrees 46 minutes 42 seconds to the left and run a distance of 80.00 feet; thence turn an angle of 105 degrees 13 minutes 18 seconds to the left and run a distance of 200 feet to a point on the East right of way line of Shelby County Highway No. 55 and the point of beginning; being situated in the S 1/2 of the NW 1/4 of the NW 1/4, Section 22, Township 19 South, Range 1 East, Huntsville Meridian, Shelby County, Alabama.

Also less and except the following described parcel

A parcel of land situated in the S 1/2 of the NE 1/4 of the NW 1/4 of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama, more particularly described as follows:  
Commencing at the NE corner of the S 1/2 of the NE 1/4 of the NW 1/4 of Section 22, Township 19 South, Range 1 East thence South 90 degrees 00 minutes 00 seconds West along the North boundary line of said S 1/2 for a distance of 855.13 feet to an iron pin for the point of beginning; thence South 15 degrees 12 minutes 09 seconds West a distance of 314.74 feet to an iron pin; thence South 89 degrees 59 minutes 42 seconds West a distance of 659.37 feet to an iron pin; thence North 15 degrees 13 minutes 53 seconds East a distance of 20.00 feet to an iron pin; thence North 89 degrees 57 minutes 57 seconds East a distance of 238.53 feet to an iron pin; thence North 32 degrees 05 minutes 41 seconds East a distance of 153.34 feet to an iron pin, thence North 22 degrees 22 minutes 42 seconds West a distance of 167.01 feet to an iron pin on the North boundary line of said S 1/2; thence South 90 degrees 00 minutes 00 seconds East along said North boundary line of said South 1/2 for a distance of 480.23 feet to an iron pin to the point of beginning; Being situated in Shelby County, Alabama.



20110107000007630 3/3 \$39.00  
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