

20110127000029450 1/2 \$44.00
Shelby Cnty Judge of Probate, AL
01/27/2011 03:39:55 PM FILED/CERT

Shelby County, AL 01/27/2011
State of Alabama
Deed Tax: \$29.00

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

Send Tax Notice to:
H & L Properties, LLC

1524 Chatham Court
Prham AL 35124

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Twenty-nine thousand and 00/100 Dollars (\$29,000.00) 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 H & L Properties, LLC, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

A part of Lot 6, of Owens Addition to the Town of Columbiana, as the same appears of record in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 3, page 76; being situated in Shelby County, Alabama. Said lot being further described as commence at the East side of Collins Street 596.5 feet North of the North boundary of Lauderdale Street in the Town of Columbiana, Shelby County, Alabama, and run thence East and parallel with the North side of Section 26, Township 21 South, Range 1 West, 170 feet for the point of beginning of a lot herein conveyed; run thence in a southerly direction and parallel with Collins Street, 166.6 feet; run thence in an Easterly direction and parallel with Lauderdale Street 90 feet; run thence in a Northerly direction and parallel with Lester Street to an unnamed Street joining Lester Street and Collins Street; run thence in a Westerly direction along the South boundary of said Street 89.6 feet to the point of beginning.

Less and except that portion of said lot conveyed in Deed Book 208, page 184.

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 City of Columbiana as recorded in Book 233 Page 644 and Book 233 page 642.
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. Restrictions as shown on recorded plat.
6. 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. 20101014000343470, 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.



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Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than \$34,800.00 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 \$34,800.00 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 18th day of January, 2011.

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 18th day of January, 2011.

Ally Mathew Drusky
NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

MY COMMISSION EXPIRES JANUARY 14, 2014

2010-005289

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