

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

Send Tax Notice to:
Western Properties, LLC

*PO Box 3610
Hueytown AL 35023*

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Forty-five thousand one hundred eleven and 00/100 Dollars (\$45,111.00) 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 Western Properties, LLC, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Southeast corner of the Southeast Quarter of the Northeast Quarter Section 2, Township 24 North, Range 12 East; thence North 3 degrees 45 minutes 14 seconds West and run 201.12 feet; thence South 85 degrees 31 minutes 18 seconds West and run 159.00 feet to the Point of Beginning; thence continue along last described course and along North right of way of County Road No. 25, run 50.0 feet; thence North 3 degrees 45 minutes 14 seconds West and run 595.0 feet; thence North 85 degrees 31 minutes 18 seconds and run 170.0 feet; thence South 3 degrees 45 minutes 14 seconds East and run 100.0 feet; thence South 85 degrees 31 minutes 18 seconds West and run 120.0 feet; thence South 3 degrees 45 minutes 14 seconds East and run 495.0 feet to the Point of Beginning.

LESS AND EXCEPT:

As shown on the right of way map of the State of Alabama Highway Department as Project No. OLS- 059-025-003 recorded in the Office of the Judge of Probate of Shelby County, Alabama and as shown on the Property Plat attached hereto and made a part hereof: Commence at the Northeast corner of the Southeast Quarter of Northwest Quarter Section 2, Township 24 North, Range 12 East; thence Southerly along the East line of said Southeast Quarter of Northeast Quarter, a distance of 1212 feet, more or less, to the point of beginning of the property herein to be conveyed, said point of beginning being on a line which extends from a point that is 50 feet Northwesterly of and at right angle to the centerline of Project No. OLS-059-025-001 at Station 116+00 to a point that is 45 feet Northwesterly of and at right angle to the centerline of said project at Station 115+00; thence Southwesterly along said line a distance of 15 feet, more or less, to said point that is 45 feet Northwesterly of and at right angle to the centerline of said project at Station 115+00; thence South 86 degrees 32 minutes 49 seconds West, parallel with the centerline of said project a distance of 242 feet, more or less, to the West property line; thence Southerly along said West property line a distance of 19 feet, more or less, to the present Northwest right of way line of Alabama Highway No. 25; thence Northeasterly along said present Northwest right of way line a distance of 256 feet, more or less, to the East line of said Southeast Quarter of Northeast Quarter; thence Northerly along said East line a distance of 20 feet, more or less, to the Point of Beginning, according to the deed to the State of Alabama Highway Department recorded in Volume 338, Page 245.

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. Less and Except portion conveyed to State of Alabama recorded in Book 338, Page 245.
4. Less and except any part of subject property lying within a right of way.
5. Easement of Right of Way to State of Alabama recorded in Book 338, Page 245.
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. 20100927000317230, 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 \$54,133.20 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 \$54,133.20 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 27th 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 27th day of January, 2011.

Patricia Little Leckles

NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

MY COMMISSION EXPIRES NOVEMBER 12, 2013

2010-006064

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