

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

Send Tax Notice to:  
James E. Rawls

283 SAWYERS COVE ROAD  
CALERA, AL 35040

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Fifty-four thousand nine hundred and 00/100 Dollars (\$54,900.00) 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 James E. Rawls, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land in the SW 1/4 of the SW 1/4 of Section 21, Township 22 South, Range 2 West, Shelby County, Alabama, described as follows: Commence at the Northeast corner of Lot 2, of Farris Estates, as recorded in Map Book 4 page 13 in the Office of the Judge of Probate of Shelby County, Alabama; thence run South 21 degree 40 minutes East a distance of 217.1 feet; thence run North 70 degrees 05 minutes East a distance of 100.0 feet; thence run North 20 degrees 03 minutes West a distance of 226.1 feet to an iron pin on the South right of way of Alabama No. 25; thence run South 65 degrees 20 minutes West a distance of 106.5 feet to the point of beginning; being situated in Shelby County, Alabama. Less and except that portion sold to State of Alabama described as follows: and as shown on the right of way map of Project No. S-44-10 of record in the State of Alabama Highway Department, a copy of which is also deposited in the Office of the Judge of Probate of Shelby County, Alabama as an aid to persons and entities interested therein and as shown on the property plat attached hereto and made part hereof. Commencing at the Southeast corner of Lot 3 according to the survey of the Farris Estates Subdivision the map or plat of which is recorded in Map Book 4 Page 13 in the Office of the Judge of Probate of Shelby County, Alabama; thence Northerly along the East line of Lots 3 and 2 of said subdivision, the West property a line, a distance of 212 feet, more or less, to a point that is 35 feet Southeasterly of and at right angles to the centerline of Project No. S-44-10 and the point of beginning of the property herein to be conveyed; thence continuing northerly along said West property line a distance of 10 feet, more or less, to the present Southeast right of way line of Alabama Highway No. 25; thence Northeasterly along said present Southeast right of way line a distance of 110 feet, more or less, to the East property line; thence Southerly along said East property line a distance of 10 feet, more or less, to a point that is 35 feet Southeasterly and at right angles to the centerline of said project; thence south 66 degree 00 minutes 11 seconds West, parallel with the centerline of said project, a distance of 110 feet, more or less, to the point of beginning.

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. Right-of-way as set forth in Inst. No. 1992-16039 and Deed Book 281, Page 230.
4. Encroachment of shrubbery and fence post as shown on survey by Amos Cory Dated Sept. 29, 1987.
5. 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. 20101005000330100, 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.



20110209000047170 2/2 \$70.00  
Shelby Cnty Judge of Probate, AL  
02/09/2011 02:08:09 PM FILED/CERT

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than \$65,880.00 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 \$65,880.00 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 3rd day of February, 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 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 3rd day of February, 2011.



NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2010-005456

MY COMMISSION EXPIRES NOVEMBER 12, 2013

A102952

Shelby County, AL 02/09/2011  
State of Alabama  
Deed Tax: \$55.00