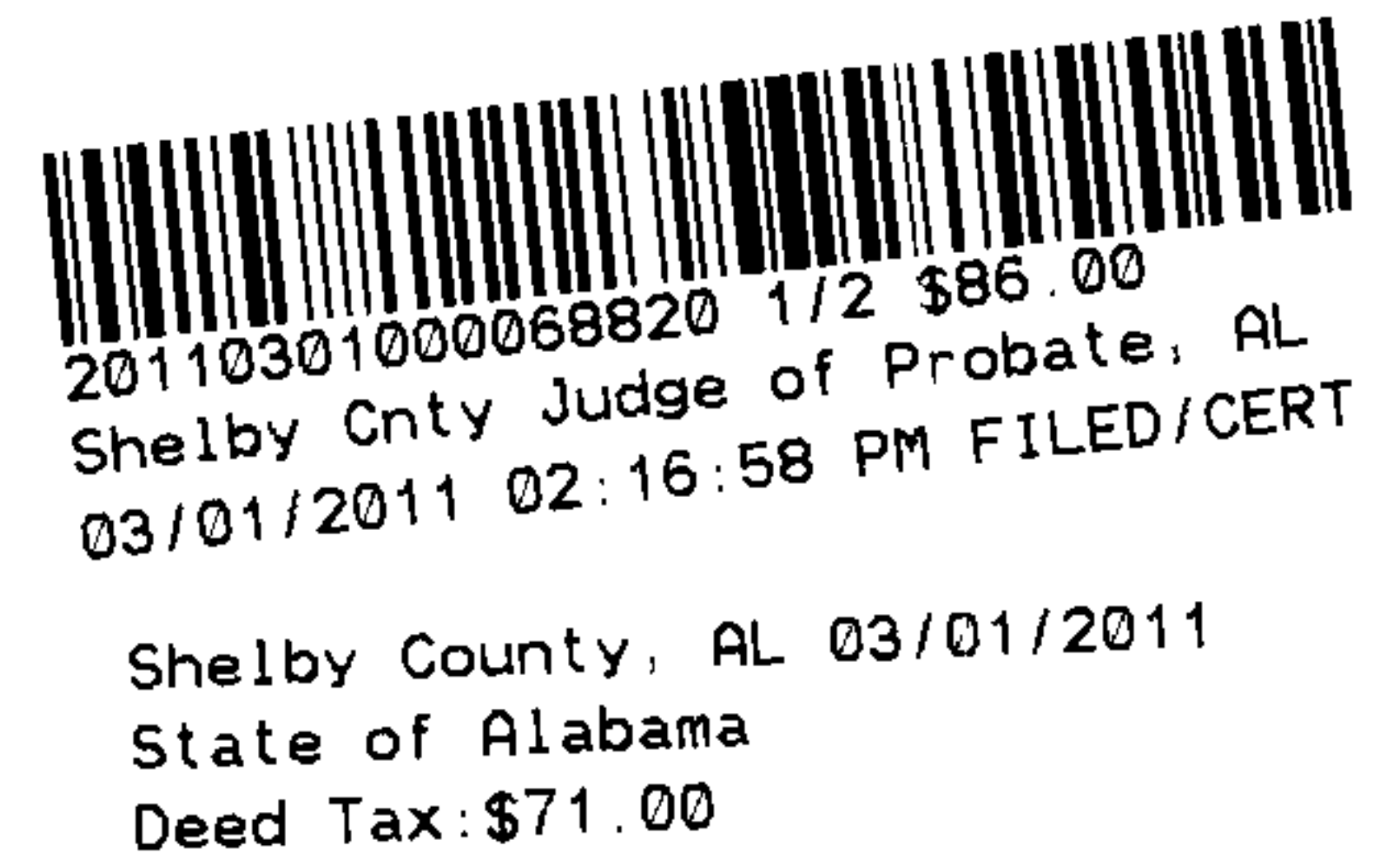


STATE OF ALABAMA }
COUNTY OF SHELBY }



SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that “**FANNIE MAE aka FEDERAL NATIONAL MORTGAGE ASSOCIATION**, organized and existing under the laws of the United States of America”, by and through its Attorney-In-Fact, **MCFADDEN, LYON & ROUSE, L.L.C.**, an Alabama Limited Liability Company, the Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations hereby acknowledged to have been paid to the said Grantor by **GEORGE ADAMS, JR.** the Grantee, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee, subject to the provisions hereinafter contained, all that real property in the County of Shelby State of Alabama, described as follows:

LOT 2, ACCORDING TO THE MAP AND SURVEY OF NAVAJO PINES SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 108, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA.

EXCEPTING THEREFROM such oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith, as have previously been reserved by or conveyed to others; it being the intention of the Grantor to convey to Grantee only the interest Grantor owns therein, if any.

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantee, and to his heirs and assigns, FOREVER.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Restrictive covenants, easements, building setback lines, rights of way, prior mineral reservations and notes or restrictions as shown on recorded plat of subdivision, if any applicable to said property of record in the said Probate Court records.
2. Grantee herein shall be prohibited from conveying captioned property for a sales price of Greater than **\$85,050.00**, for a period (3) months from this date of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than **\$ 85,050.00**, for a period of (3) months from the date of the 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.
3. Any and all rights of redemption on the part of those parties entitled to redeem under the laws of the State of Alabama and the United States of America by virtue of that certain foreclosure evidenced by Foreclosure Deed sated 03/19/2010 recorded in Instrument No. 20100511000147640.

Grantee accepts this conveyance with full knowledge of the condition of the improvements located on said property, which property is accepted by grantee in its "AS IS" CONDITION WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed on this the 2nd day of February, 2011.

**FANNIE MAE, aka FEDERAL
NATIONAL MORTGAGE ASSOCIATION,**

By: 

MCFADDEN, LYON & ROUSE, L.L.C.

As its Attorney-in-Fact

By: 

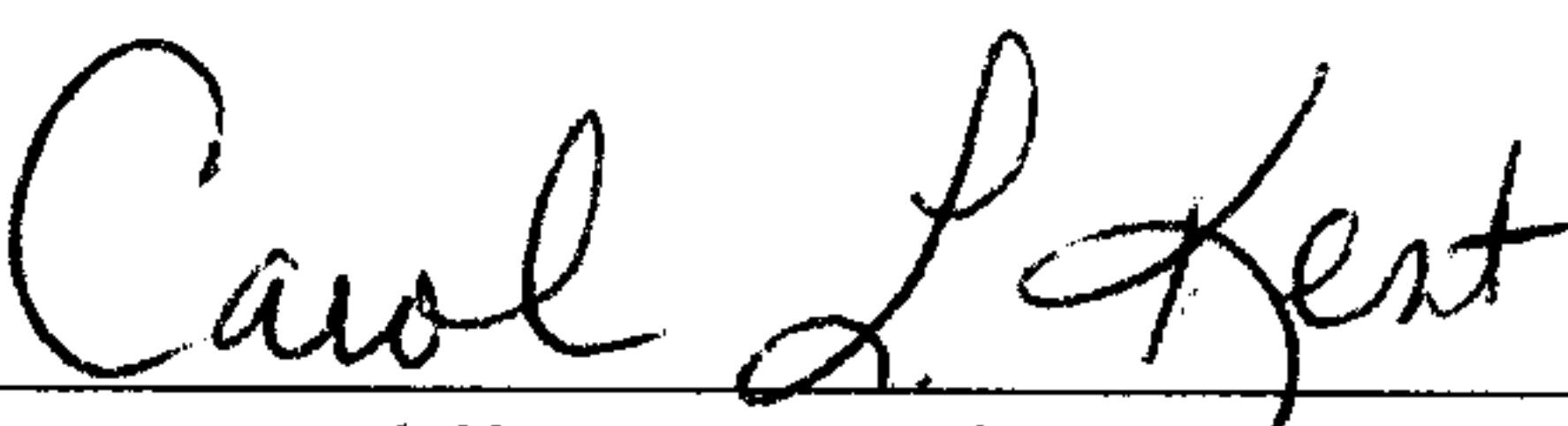
William S. McFadden

Its: Member

STATE OF ALABAMA }
COUNTY OF MOBILE }

I, the undersigned Notary Public in and for said State and County, hereby certify that William S. McFadden, whose name as Member of **MCFADDEN, LYON & ROUSE, L.L.C.**, an Alabama Limited Liability Company, whose name as Attorney-In-Fact for **FEDERAL NATIONAL MORTGAGE ASSOCIATION A/K/A FANNIE MAE**, 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 said conveyance, he, in his capacity as Member of **MCFADDEN, LYON & ROUSE, L.L.C.**, in its capacity as such Attorney-In-Fact, executed the same voluntarily for and as the act of said Company on the day the same bears date.

Given under my hand and notarial seal on this the 2nd day of February, 2011.



Notary Public, State of Alabama at Large

My Commission Expires: 3/30/13 {SEAL}

The Grantee's address is:

This instrument was prepared by:

William S. McFadden, attorney
MCFADDEN, LYON & ROUSE, L.L.C.
718 Downtowner Boulevard
Mobile, Alabama 36609
(251)342-9172