

STATE OF ALABAMA     }  
COUNTY OF SHELBY    }

\$29,000.00

**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 THADDEUS BERNARD PEOPLES, a/k/a, THADDEUS PEOPLES, 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:

THE WEST 67 FEET OF LOT 25 AND THE EAST 19 FEET OF LOT 26, ACCORDING TO MAP OF FARRIS ESTATES, AS RECORDED IN THE OFFICE OF THE PROBATE OF SHELBY COUNTY, ALABAMA IN MAP BOOK 4, PAGE 13.

**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. 30-foot building set back line from Deborah Drive as shown on recorded map.
3. 10-foot easement across the rear side of said lot as shown on recorded map.
4. Grantee herein shall be prohibited from conveying captioned property for a sales price of Greater than \$55,440.00, 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 \$55,440.00, 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.



20110303000070960 1/2 \$44.00  
Shelby Cnty Judge of Probate, AL  
03/03/2011 09:49:50 AM FILED/CERT

Shelby County, AL 03/03/2011  
State of Alabama  
Deed Tax: \$29.00



5. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure deed dated April 16, 2010 and recorded on June 7, 2010 at 02:47:30 PM in Instrument #20100607000178980, in the Probate Office of Shelby County, Alabama under and in accordance with laws of the State of Alabama or the United States of America.

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

16th day of February, 2011.

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

By: 

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

**As its Attorney-in-Fact**

By: 

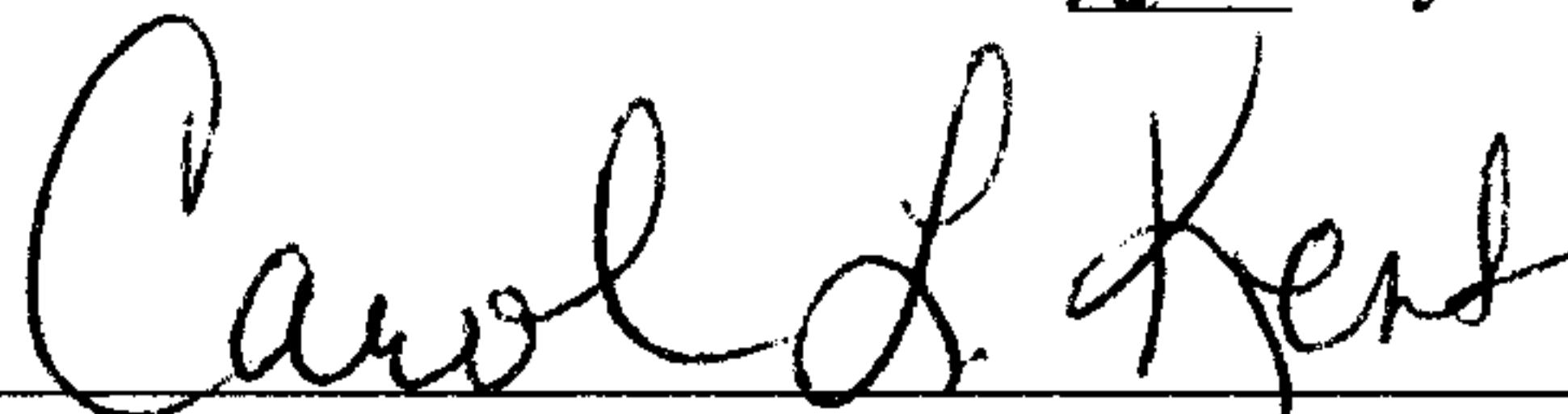
**William S. McFadden**

**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 16th day of February, 2011.



Notary Public, State of Alabama at Large

My Commission Expires: 3/31/11

The Grantee's address is:

Thaddens Peoples

1910 18th Street

Calum Ala 35040

This instrument was prepared by:

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



20110303000070960 2/2 \$44.00  
Shelby Cnty Judge of Probate, AL  
03/03/2011 09:49:50 AM FILED/CERT

