

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

Send Tax Notice to:
Sue S. Hope

639 C. Rd 51
Clanton AL 35046

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Eighty-five thousand and 00/100 Dollars (\$85,000.00) 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 Sue S. Hope, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot No. 18 in Block 5, according to Glasscock's subdivision of Spring Creek, according to the survey of J.R. McMillen, dated August 19, 1957, more particularly described as commencing at the SW corner of the SE quarter of the NE quarter, Section 12 Township 24 North, Range 15 East which said point is marked by an iron pipe; thence Easterly along the South boundary of said quarter - quarter section 910 feet to the SW corner of said Lot No. 18 for the Point of Beginning; thence turn an angle of 90 degrees 15 minutes 00 seconds left and run thence Northerly 110 feet to the South boundary of 1st Avenue as shown by said map; thence Easterly along the South boundary of said 1st Avenue 50 feet; thence Southerly and parallel with the West boundary of said Lot No. 18, 110 feet to the South boundary of said quarter - quarter section; thence Westerly along the South boundary of said quarter - quarter section 50 feet to the Point of Beginning.

Also, Lot 19, Block 5, according to Glasscock's subdivision, Spring Creek, as shown by map recorded in Book 4, Page 23, in the Probate Office of Shelby County, Alabama, and which said subdivision is located in the Southwest corner of the SE quarter of the NE quarter of Section 12, Township 24 North, Range 15 East, Shelby County, Alabama.

Subject to easement and rights of way of record.

Also, Commence at the SE corner of Lot 17 of Glasscock's Subdivision Springcreek, Block 5, as recorded in MB 4, PG 23, thence run East along said subdivision a distance of 161.00 feet; thence turn an angle of 128 degrees 30 minutes 07 seconds right and run a distance of 98.66 feet; thence turn an angle of 74 degrees 11 minutes 49 seconds right and run a distance of 110.30 feet; thence turn an angle 70 degrees 53 minutes 43 seconds right and run a distance of 34.71 feet to the point of beginning. Property is subject to any and all agreements, easements, restrictions, and/or limitation of probated record and/or applicable law.

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. Flood rights to Alabama Power Company.
4. Easement as recorded in Inst. No. 1999-50229.
5. Restrictions appearing of record in Inst. No. 1997-33100.

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 \$102,000.00 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 \$102,000.00 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.



20110317000086190 1/2 \$100.00
Shelby Cnty Judge of Probate, AL
03/17/2011 10:40:54 AM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 16th day of March, 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 Caroline E. Walker, 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, her, 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 16th day of March, 2011.


NOTARY PUBLIC

My Commission expires:
AFFIX SEAL

2010-000548

MY COMMISSION EXPIRES NOVEMBER 12, 2013

A1005HZ



20110317000086190 2/2 \$100.00
Shelby Cnty Judge of Probate, AL
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