


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

  
20110325000094470 1/2 \$55.00  
Shelby Cnty Judge of Probate, AL  
03/25/2011 10:45:48 AM FILED/CERT

Send Tax Notice to:  
Western Properties, L.L.C.

*P.O. Box 3610  
Hueytown AL 35023*

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Forty thousand and 00/100 Dollars (\$40,000.00) 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, L.L.C., (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 67, according to the Survey of Applegate Manor, as recorded in Map Book 9, Page 125 A, B and C, in the Probate Office of Shelby County, Alabama; together with all of the rights, privileges, easements and appurtenant ownership interest in and to premises previously conveyed to Applegate Reality, Inc, to the Applegate Town homes Association, Inc. by deed recorded in Probate Office of Shelby County, Alabama, in Real 65, Page 201, and as more fully defined in the Declaration of Covenants, Conditions and Restrictions of Applegate Townhouse recorded in Probate Office of Shelby County, Alabama, in Real 63, Page 634; being situated in Shelby County, Alabama.

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. Easement/right-of-way to South Central Bell as recorded in Book 337, Page 235.
4. Easement/right-of-way to Alabama Power Company as recorded in Book 59, Page 376 and Real 60, Page 745.
5. Restrictive covenant as recorded in Book 60, Page 748 and Real 63, Page 634.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
7. Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkway and entrance.
8. Restrictions as shown on recorded plat.
9. 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. 20101019000349900, 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 \$48000.00 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 \$48000.00 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.



Shelby County, AL 03/25/2011  
State of Alabama  
Deed Tax: \$40.00

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 23rd day of March, 2011.

Fannie Mae aka Federal National Mortgage Association  
By and through Sirote & Permutt, P.C., as Attorney in Fact

By: \_\_\_\_\_

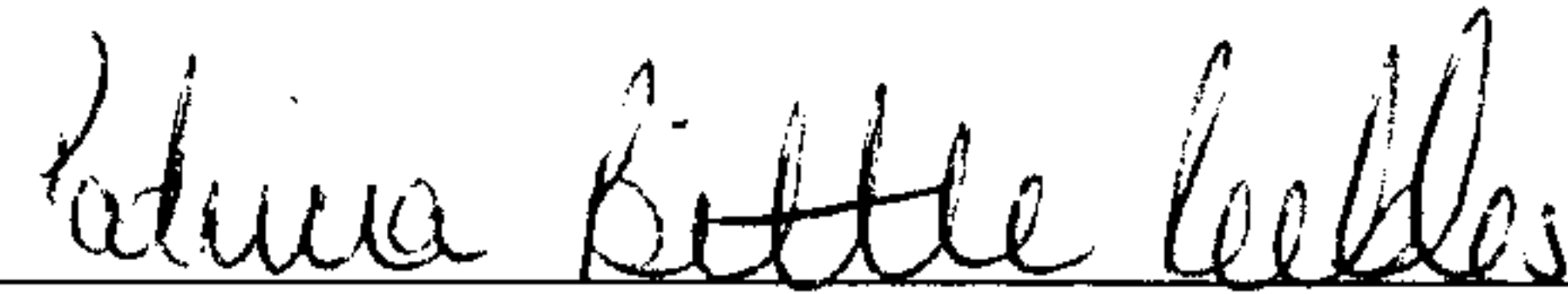
Its Attorney

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 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, 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 23rd day of March, 2011.



NOTARY PUBLIC


My Commission expires:

AFFIX SEAL

2010-005175

MY COMMISSION EXPIRES NOVEMBER 12, 2013

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