

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

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

PO Box 3610
Hueytown AL 35023

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Fifty-nine thousand and 00/100 Dollars (\$59,000.00) 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 Western Properties, L.L.C., (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 61, according to the survey of Chanda Terrace, Third Sector, as recorded in Map Book 10, Page 97, in the Probate Office of 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 Alabama Power Company as recorded in Book 142, Page 213.
4. Mineral and mining rights excepted.
5. Easement of variable width along north lot line as per plat.
6. Transmission line permits to Alabama Power Company as recorded in Deed Book 315 Page 207, Deed Book 333, Page 706, Deed Book 179, Page 375; Deed Book 108, Page 378; Real Volume 142, Page 213; Deed Book 108, Page 378; Real Volume 142, Page 213 and Real; Volume 145, Page 703.
7. Subject to covenants, conditions and restrictions as set forth in the document recorded in Real Volume 138, Page 49 in the probate Office of Shelby County, Alabama.
8. Easement for underground cables as set forth in instrument recorded in Real Volume 138, Page 625.
9. Agreement with Alabama Power Company as to underground cables recorded in Real Volume 140, Page 716 and covenants pertaining thereto recorded in Real Book 145, Page 703 and Real Book 138, Page 625.
10. Agreement with Alabama Power Company and US Pipe and Foundry as recorded in Deed Book 264, Page 28.
11. Rights of owners of Property adjoining property in and to the join or common rights in building situated on said lots such rights include but are not limited to roof, foundations, party walls, walkways and entrance.
12. Declaration of easement as set out in Real Book 161, Page 506.
13. Restrictions as shown on recorded plat.
14. 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. 20101119000389210, 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 \$70,800.00 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 \$70,800.00 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.

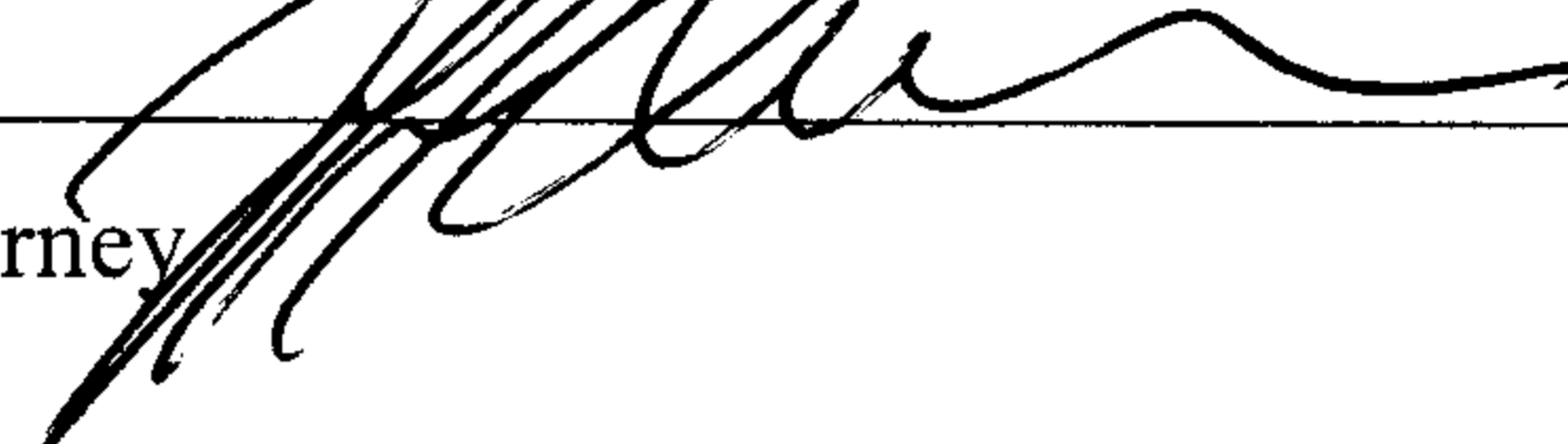


This restriction shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or deed of trust.

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 29th 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 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 29th day of March, 2011.


NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

MY COMMISSION EXPIRES JANUARY 14, 2014

2010-005784

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