

This document prepared by:

Frank P. Dec, Esq.  
American National Abstract, LLC  
8940 Main Street  
Clarence, NY 14031

Record and Return to:

CITY PLACE GROUP, LLC  
2023 COGSWELL AVENUE  
PELL CITY, AL 35125



20110414000115530 1/3 \$38.00  
Shelby Cnty Judge of Probate, AL  
04/14/2011 11:43:41 AM FILED/CERT

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2010-032120

STATE OF ALABAMA  
COUNTY OF Shelby

SPECIAL WARRANTY DEED

*THIS INDENTURE* made and entered into on this 3/24/11, by and between FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION hereinafter referred to as Grantor(s) and CITY PLACE GROUP, LLC, 2023 COGSWELL AVENUE, PELL CITY, AL 35125, hereinafter referred to as Grantee(s).

*WITNESSETH:* That the said Grantors, for and in consideration of the sum of NINETEEN THOUSAND EIGHT HUNDRED AND 00/100 (\$19,800.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee following described real estate located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: 201003180000 793 10, Recorded:  
03/18/2010

\$ 0 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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.

*TO HAVE AND TO HOLD* the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

Grantor is exempt from all taxation imposed by any state, county, municipality or local taxing authority, except for real property taxes.

Thus, Grantor is exempt from any and all transfer taxes.  
See, 12 U.S.C. 1723a (c)(2).

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$23,760.00 FOR A PERIOD OF 3 MONTH(S) 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 \$23,760.00 FOR A PERIOD OF 3 MONTH(S) 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.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

BY: *Jeanette M. Shaffer*  
JEANETTE M. SHAFFER, AUTHORIZED REPRESENTATIVE OF  
NATIONAL REAL ESTATE INFORMATION SERVICES, LP AS POWER  
OF ATTORNEY

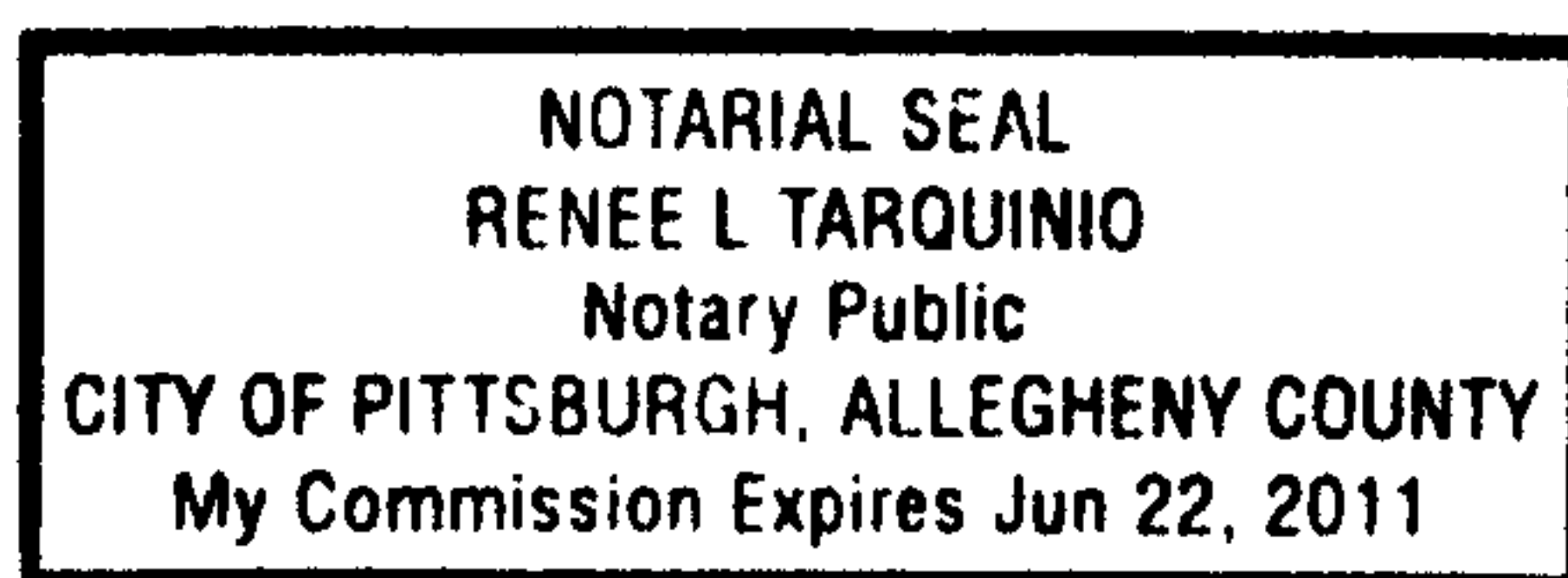
STATE OF PA  
COUNTY OF ALLEGHENY

I, the undersigned, a Notary Public in and for said county and state, hereby certify that Jeanette M. Shaffer, authorized representative of National Real Estate Information Services, LP as Power of Attorney FOR FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION a CORPORATION, whose name is signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 3/24/11

*Renee L. Tarquinio*  
NOTARY PUBLIC  
My commission expires: 6/22/11

Our File No. ANA201107133




  
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EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

A LOT OR PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 3 EAST, SHELBY COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE SOUTH 00 DEGREES 15 MINUTES WEST ALONG THE EAST LINE OF SAID FORTY 1010.42 FEET TO THE PLACE OF BEGINNING AND CONTINUING ALONG THE EAST LINE OF SAID FORTY SOUTH 00 DEGREES 15 MINUTES WEST 105.0 FEET; THENCE NORTH 89 DEGREES 32 MINUTES WEST 420.0 FEET; THENCE NORTH 00 DEGREES 15 MINUTES EAST AND PARALLEL TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18, 105.0 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES EAST 420.0 FEET TO THE PLACE OF BEGINNING.

ALSO, A 10 FOOT WIDE INGRESS AND EGRESS EASEMENT DESCRIBED AS FOLLOWS:


COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 3 EAST, SHELBY COUNTY, ALABAMA; THENCE SOUTH 00 DEGREES 15 MINUTES WEST ALONG THE EAST LINE OF SAID FORTY, 1115.42 FEET; THENCE NORTH 89 DEGREES 32 MINUTES WEST 4520.0 FEET TO THE SOUTHWEST CORNER OF THE LOT HEREIN DESCRIBED AND THE PLACE OF BEGINNING; THENCE FROM THE PLACE OF BEGINNING SOUTH 00 DEGREES 15 MINUTES WEST 210.0 FEET TO THE NORTH RIGHT OF WAY LINE OF A PAVED PUBLIC ROAD; THENCE NORTH 89 DEGREES 32 MINUTES WEST ALONG THE NORTH RIGHT OF WAY LINE OF SAID ROAD 10.0 FEET; THENCE NORTH 00 DEGREES 15 MINUTES EAST 230.0 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES EAST 10.0 FEET TO THE WEST LINE OF THE LOT DESCRIBED HEREIN; THENCE SOUTH 00 DEGREES 15 MINUTES WEST ALONG THE WEST LINE OF SAID ROAD, 20.0 FEET TO THE PLACE OF BEGINNING.

SITUATED IN SHELBY COUNTY, ALABAMA.

PARCEL ID: 064180001008001

PROPERTY COMMONLY KNOWN AS: 5650 HIGHWAY 62, VINCENT, AL 35178

Source of title: instrument # 201000318000079310

  
20110414000115530 3/3 \$38.00  
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Shelby County, AL 04/14/2011  
State of Alabama  
Deed Tax: \$20.00