

Send Tax Notice To:  
Western Properties, LLC  
P.O. Box 3610  
Hueytown, AL 35023

STATE OF ALABAMA )  
COUNTY OF SHELBY )

SPECIAL WARRANTY DEED

(Consideration \$44,000.00)

KNOW ALL MEN BY THESE PRESENT: That the undersigned, FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to it by WESTERN PROPERTIES, LLC the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said WESTERN PROPERTIES, LLC the following described real estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Commence at the Southeast corner of the SE quarter of the NE quarter of Section 2, Township 24 North, Range 12 East; thence run North along the East line of said quarter-quarter for 201.12 feet to a point on the North right of way of Shelby County Road No. 25 and the point of beginning; thence continue North along the East line of the said quarter-quarter for 208.45 feet; thence turn an angle to the left of 89 degrees 28 minutes 42 seconds and run West for 154.47 feet; thence turn an angle to the left of 89 degrees 16 minutes 32 seconds and run South for 208.46 feet to a point on the North right of way of Shelby County road No. 25; thence turn an angle to the left of 90 degrees 43 minutes 28 seconds and run East along the North right of way for 159.00 feet to the point of beginning.

SUBJECT TO STATUTORY RIGHTS OF REDEMPTION EXISTING BY VIRTUE OF THAT CERTAIN FORECLOSURE DEED RECORDED IN INSTRUMENT NUMBER 20100602000173450 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD THE above described real estate, together with all and singular the rights, tenements, hereditaments, appurtenances and improvements thereunto belonging, or in anywise appertaining, unto the said WESTERN PROPERTIES, LLC, its successors and/or assigns. Said property being subject, however to ad valorem taxes due October 1, 2011; and further excepting any restrictions and easements pertaining to the above described property of record in the Probate Office of SHELBY County, Alabama and the following provision:

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$52,800.00 FOR A PERIOD OF 3 MONTHS FROM THE DATE OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM EMCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$52,800.00 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

This deed is executed without warranty or representation of any kind, express or implied, except that there are no liens or encumbrances outstanding against the property hereby conveyed which were created or suffered by the undersigned Grantor.

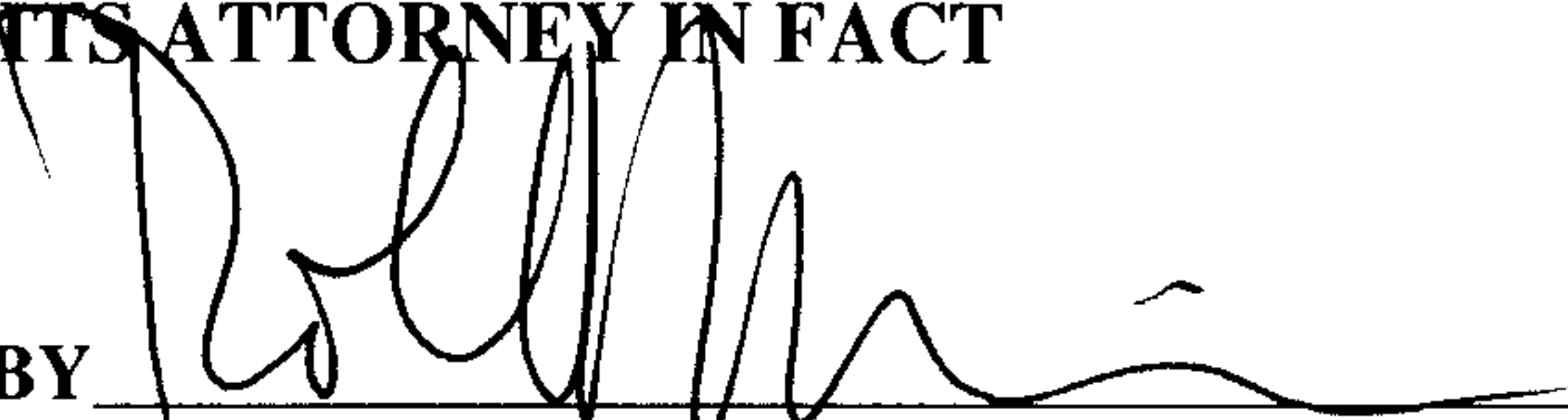
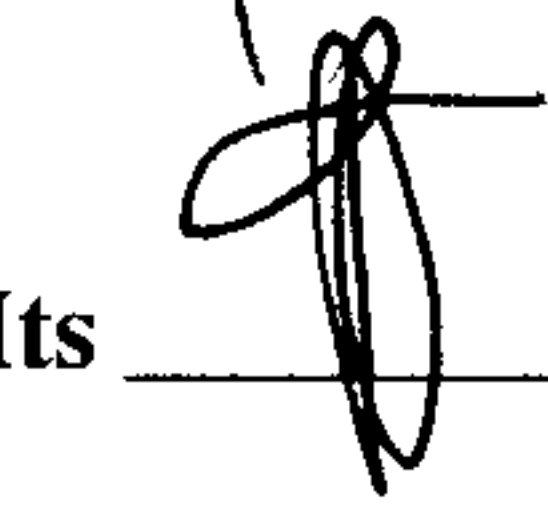
IN WITNESS WHEREOF, FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA has caused this instrument to be executed by its undersigned officer/authorized individual on this the 12<sup>th</sup> day of April, 2011.

20110418000117950 1/2 \$59.00  
Shelby Cnty Judge of Probate, AL  
04/18/2011 12:12:38 PM FILED/CERT

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA

Shelby County, AL 04/18/2011  
State of Alabama  
Deed Tax: \$44.00

BY: STEPHENS, MILLIRONS, HARRISON & GAMMONS, P.C.  
ITS ATTORNEY IN FACT

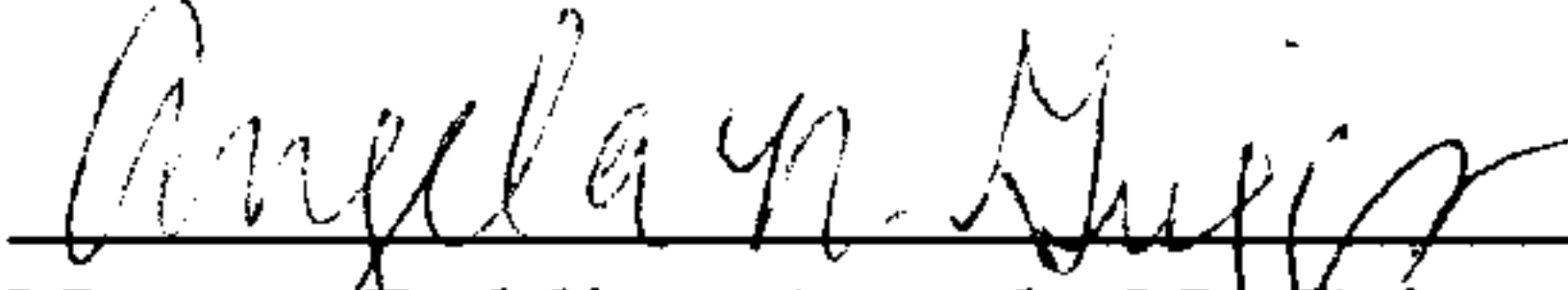
BY  (SEAL)  
Its 



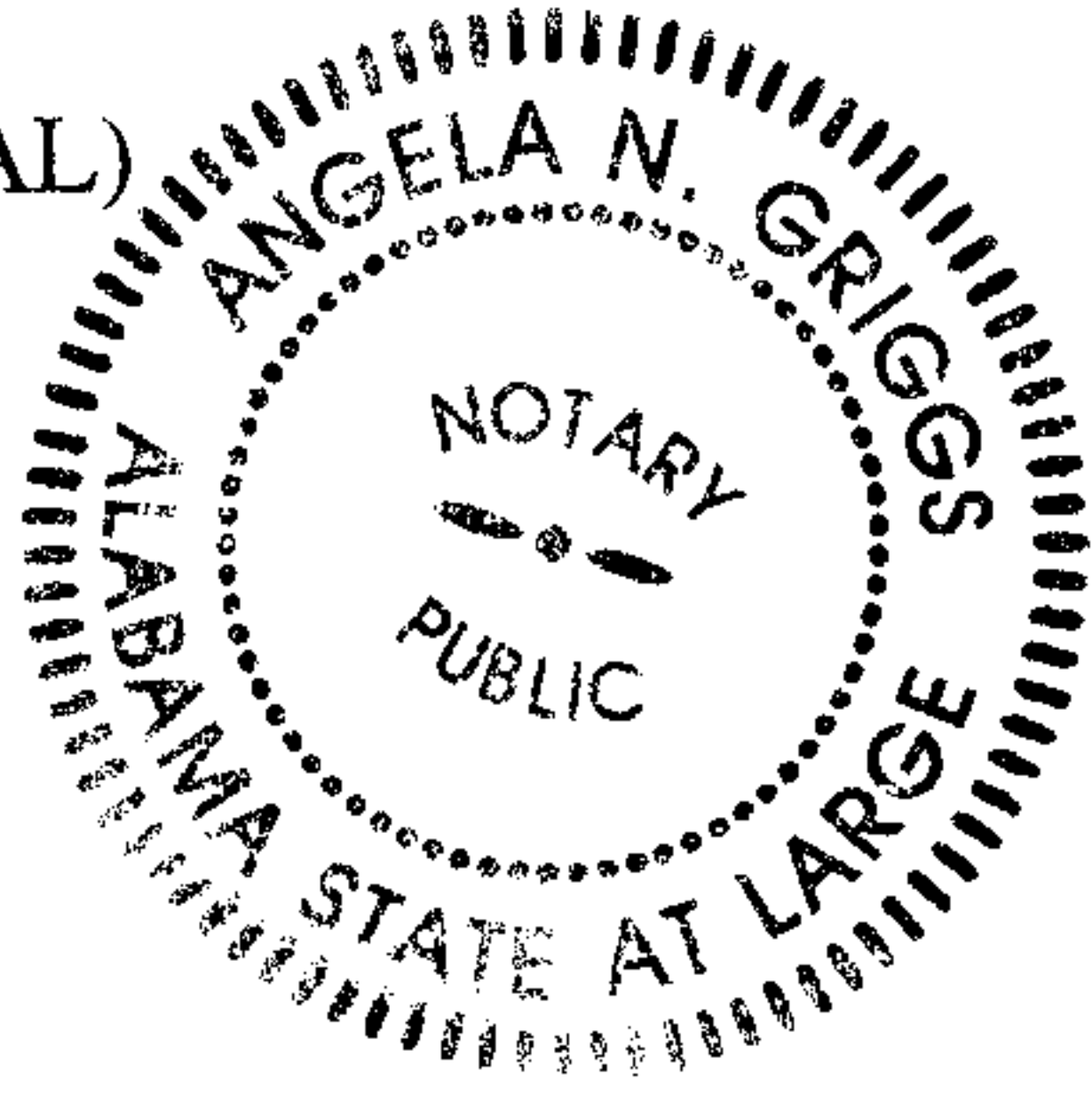
STATE OF ALABAMA     )  
   :  
COUNTY OF MADISON    )

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that, This instrument was acknowledge before me on this the 12<sup>th</sup> day of April, 2011 by Robert E. Rawlinson, authorized signer of STEPHENS, MILLIRONS, HARRISON & GAMMONS, P.C., as Attorney-in-Fact and/or agent of FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, on behalf of said federal chartered corporation organized and existing under the laws of the United States and 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation in its capacity as Attorney-in-Fact for FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA.


Given under my hand and seal this the 12<sup>th</sup> day of April, 2011.

  
Notary Public: Angela N. Griggs  
My Commission Expires: 7/7/14

(SEAL)



POA recorded in Jefferson County in Book 200903, Page 8525

  
20110418000117950 2/2 \$59.00  
Shelby Cnty Judge of Probate, AL  
04/18/2011 12:12:38 PM FILED/CERT

This instrument was prepared by:  
JAMES G. HARRISON  
Stephens, Millirons, Harrison & Gammons  
2430 L&N Drive, Huntsville, AL 35801  
Re: 6059 Highway 25, Montevallo, AL 35115