

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

Send Tax Notice to:
James Hathcock

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Fourteen thousand and 00/100 Dollars (\$14,000.00) 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 James Hathcock, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Northeast corner of Lot 15, Block 1, Birmingham Junction, as recorded in Deed Book 14, Page 239, in the Office of the Judge of Probate of Shelby County, Alabama and run South along the East line of said Lot 15 for a distance of 413 feet more or less, to a point of intersection with the North line of Birmingham Street; thence right 86 degrees 41 minutes and run Westerly along said North line for a distance of 140.0 feet; thence right 91 degrees 26 minutes and run Northerly for a distance of 250.0 feet; thence left 91 degrees 26 minutes and run Westerly a distance of 92.0 feet; thence right 91 degrees 26 minutes and run Northerly for a distance of 163.0 feet, more or less, to the North line of Lot 14, Block 1, of said Birmingham Junction; thence right 88 degrees 34 minutes and run Easterly for a distance of 245.52 feet, more or less to Point of Beginning. 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. Joint Driveway Agreement recorded in Real 322, Page 238.
4. Easement recorded in Real 322, Page 240.
5. Mineral and mining rights.
6. 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. 2011020300039390, 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 \$16,800.00 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 \$16,800.00 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.

2011-000412 *SWD*



20110504000134600 1/2 \$29.00
Shelby Cnty Judge of Probate, AL
05/04/2011 12:37:40 PM FILED/CERT

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 26th day of April, 2011.

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

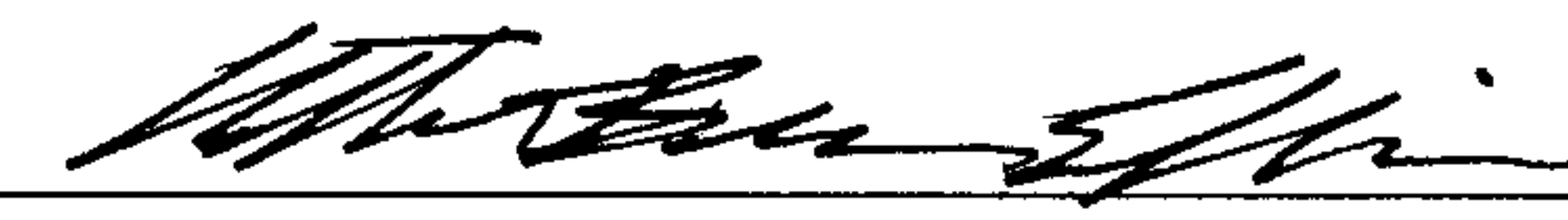
By: 
Its Attorney

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 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, 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 26th day of April, 2011.


NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2011-000412

MY COMMISSION EXPIRES DECEMBER 17, 2012

A1102X8


20110504000134600 2/2 \$29.00
Shelby Cnty Judge of Probate, AL
05/04/2011 12:37:40 PM FILED/CERT

Shelby County, AL 05/04/2011
State of Alabama
Deed Tax: \$14.00