

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

Send Tax Notice to:
Anh Dao Thi Nguyen Le
DuThi Le, Hauphuc T. Le
*118 Thoroughbred Lane
Alabaster AL 35007*

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Ninety-nine thousand and 00/100 Dollars (\$99,000.00) 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Anh Dao Thi Nguyen Le, DuThi Le, and Hauphuc T. Le, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 115, according to the Final Plat of Nottingham, Phase 2, as recorded in Map Book 31, Page 62, in the Probate Office of Shelby County, Alabama; 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 Grantees herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Instrument No. 20030303000126280 and Instrument Number 20030303000126270 and Deed Book 103, page 170; Deed Book 205, page 674; Deed Book 198, page 478 and Deed Book 177 page 493.
4. Easement/right-of-way to Southern Natural Gas as recorded in Book 90, Page 241.
5. Restrictive covenant as recorded in Instrument No. 2002-11100 and amended in Instrument Number 20030605000348820 and Instrument Number 20050224000088290.
6. Restrictive Covenant and Grant of Land Easement as set out in Instrument Number 20040910000505600.
7. 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.
8. Terms, conditions and restrictions as set forth in the Articles of Incorporation of the Nottingham Homeowners Association as recorded in Instrument Number 2002-11101
9. Restrictions as shown on recorded plat.
10. 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. 20101006000331860, 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 \$118,800.00 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 \$118,800.00 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 Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 26th day of May, 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 May, 2011.


NOTARY PUBLIC

My Commission expires:

AFFIX SEAL MY COMMISSION EXPIRES JANUARY 14, 2014

2010-005028

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