

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

Send Tax Notice to:  
Joseph Warren Mascetti  
Kristine Susan Mascetti  
1028 Rivera DRIVE  
CALERA AL 35040

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Eighty-six thousand one hundred and 00/100 Dollars (\$86,100.00) 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Joseph Warren Mascetti, and Kristine Susan Mascetti, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 33, according to the Survey of the Reserve at Timberline, as recorded in Map Book 34, Page 117 A, B, C and D, 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 Grantees herein assume and agree to pay.
3. Easement/right-of-way to South Central Bell Telephone Company as recorded in Book 168, Page 563; Real 257, Page 174 and Volume 311, Page 435..
4. Easement/right-of-way to Alabama Power Company as recorded in Book 323, Page 131; Volume 219, Page 75 and Inst No. 2002-6355 .
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Real 34, Page 130, Real 240, Page 935, Real 34, Page 917, Real 37, Page 593; Volume 239, Page 526 and Volume 271, Page 918.
6. Less and except any part lying within any road right of way and railroad right of way.
7. Covenants and restrictions of record as recorded in Instrument 20050329000141930 in the Office of the Judge of Probate, Shelby County, Alabama.
8. Any other encumbrances or matters of record affecting the above described real estate or any matter that would be reflected by an accurate Alta Survey of the said real estate.
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. 20100916000304250, 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.



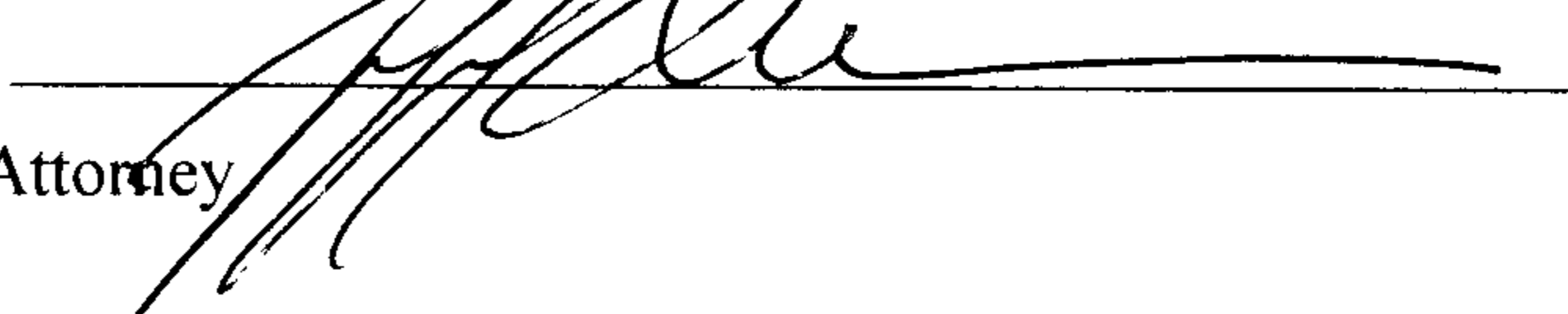
Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than \$103,320.00 for a period of 3 months from the date of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than \$103,320.00 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 28th day of June, 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 28th day of June, 2011.

  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL MY COMMISSION EXPIRES JANUARY 14, 2014

2010-004711

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