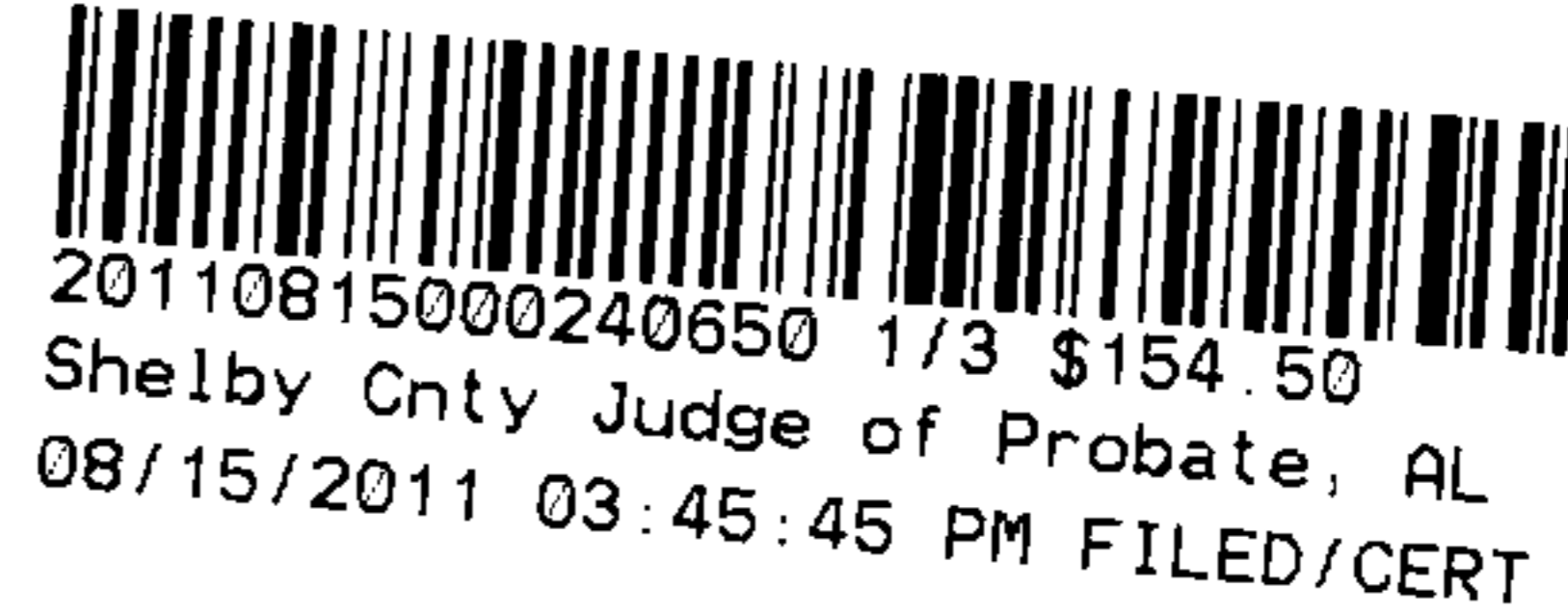


This document prepared by:

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

Record and Return to:

LEO HUANG
3434 PELHAM PARKWAY
PELHAM, AL 35124



Space Above This Line For Recorders Use Only

STATE OF ALABAMA
COUNTY OF ~~Jefferson~~ **SHELBY**

TD11-009014 CMB

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into on this 7/25/11, by and between FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION hereinafter referred to as Grantor(s) and LEO HUANG, A MARRIED MAN AND SHU SHURETTE, A SINGLE WOMAN, 3434 PELHAM PARKWAY, PELHAM, AL 35124, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of ONE HUNDRED THIRTY SIX THOUSAND FIVE HUNDRED AND 00/100 (\$136,500.00) 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 ~~Jefferson~~ County, Alabama:
SHELBY

SEE ATTACHED EXHIBIT "A"

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: Document Number 20100913000297360, Recorded: 09/13/2010

\$ 0.00 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 \$163,800.00 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 \$163,800.00 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 RECORDED ON 08/26/2010 IN BOOK 617 AND PAGE 561
RECORDED IN ALLEGHENY COUNTY, COMMONWEALTH OF
PENNSYLVANIA

STATE OF PENNSYLVANIA
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 RECORDED ON 08/26/2010 IN BOOK 617 AND PAGE 561 RECORDED IN ALLEGHENY COUNTY, COMMONWEALTH OF PENNSYLVANIA 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 7/25/11

Renee L. Tarquinio
NOTARY PUBLIC

My commission expires: 6/22/15

Our File No. ANA201116071

NOTARIAL SEAL
RENEE L TARQUINIO
Notary Public
KENNEDY TWP., ALLEGHENY COUNTY
My Commission Expires Jun 22, 2015



20110815000240650 2/3 \$154.50
Shelby Cnty Judge of Probate, AL
08/15/2011 03:45:45 PM FILED/CERT

EXHIBIT A


LEGAL DESCRIPTION

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

LOT 22, ACCORDING TO THE MAP OF RIVERCHASE COUNTRY CLUB, FIRST ADDITION, AS RECORDED IN MAP
BOOK 7, PAGE 115, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PARCEL ID: 11-7-26-0-001-065.000

PROPERTY COMMONLY KNOWN AS: 965 RIVERCHASE PARKWAY WEST, ~~BIRMINGHAM~~^{BIRMINGHAM}, AL 35244


20110815000240650 3/3 \$154.50
Shelby Cnty Judge of Probate, AL
08/15/2011 03:45:45 PM FILED/CERT

Shelby County, AL 08/15/2011
State of Alabama
Deed Tax: \$136.50