



20110919000275900 1/3 \$107.50
Shelby Cnty Judge of Probate, AL
09/19/2011 10:05:21 AM FILED/CERT

Shelby County, AL 09/19/2011
State of Alabama
Deed Tax: \$89.50

Commitment Number: 2785797
Seller's Loan Number: 1704223432

After Recording Return To:

| |
|-----------------------------|
| ServiceLink Hopewell Campus |
| 4000 Industrial Boulevard |
| Aliquippa, PA 15001 |
| (800) 439-5451 |

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
20-1-01-2-001-012.001

SPECIAL/LIMITED WARRANTY DEED

Federal National Mortgage Association, whose mailing address is **14421 Dallas Parkway, Suite 100 Dallas, TX 75256**, hereinafter grantor, for \$89,250.00 (Eighty-Nine Thousand Two Hundred and Fifty Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Billy Joe Pickett^{*}** and **Johnnie Pickett^{**}**, hereinafter grantees, whose tax mailing address is **160 Sunrise Circle Wilsonville, AL 35186**, the following real property:
^{*} married ^{**} married

All that certain parcel of land situate in the County of Shelby, State of Alabama, being bounded and described as follows: A parcel of land situated in the Southeast 1/4 of the Northwest 1/4 of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama, more particularly described as follows: Commence at the Northwest corner of said 1/4-1/4 section and run thence North 89 degrees 00 minutes 00 seconds East (assumed) along the North line thereof for 665.47 feet to the Northeast corner of the West 1/2 of said 1/4-1/4 section, said corner marked by a #6 rebar found; thence run South 01 degree 06 minutes 37 seconds East for 210.50 feet to a #6 rebar found; thence run South 89 degrees 00 minutes 00 seconds West for 20.0 feet to an iron pin with cap found on the West line of a 20 foot easement to Lewis W. and Jeanie Mae Johnson; thence run South 01 degree 06 minutes 37 seconds East along said easement line for 85.00 feet to an iron pin set and the point of beginning of the property herein described; thence continue South 01 degree 06 minutes 37 seconds East for 488.11 feet to a railroad spike found in the driveway pavement on the Northeasterly right of way line of Shelby County Highway No. 48; thence run North 51 degrees 46 minutes 57 seconds West along said right of way line for 170.26 feet to a point; thence run North 49 degrees 04 minutes 03 seconds West along said right of way for 105.43 feet to a #5 rebar found; thence North 01 degree 06

minutes 37 seconds West for 395.00 feet to an iron pin with cap found; thence run North 89 degrees 00 minutes 00 seconds East for 110.00 feet to a #6 rebar found; thence run South 01 degree 06 minutes 37 seconds East for 85.00 feet to an iron pin set; thence run North 89 degrees 00 minutes 00 seconds East for 100.00 feet to the point of beginning. According to the survey of W. G. Fluker, Lic. No. 9487, dated August 2, 2006.

Being the same property as conveyed from Branch Banking and Trust Company by AMN Consulting, LLC its Auctioneer and Attorney in Fact to Fannie Mae a/k/a Federal National Mortgage Association, as described in Doc 20110114000014830, Recorded 01/14/2011 in SHELBY County Records.

Property Address is: 3677 Blue Springs Rd. Wilsonville, AL 35186

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$107,100.00 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 \$107,100.00 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 REALTED TO A MORTGAGE OR DEED OF TRUST.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on 9-1, 2011:

Federal National Mortgage Association

By: ServiceLink, a Division of Chicago Title Insurance Company, its Attorney in Fact.

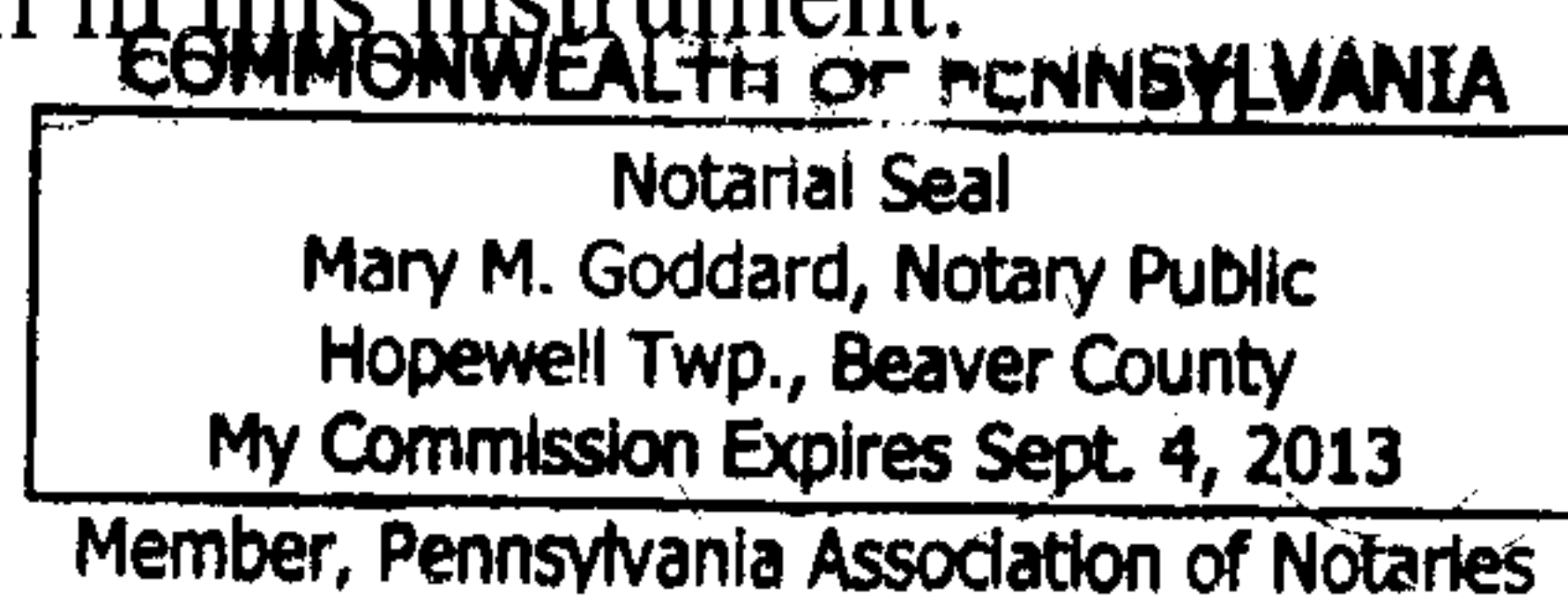
Melissa Harvey
Melissa Harvey, AVP

Print Name: Melissa Harvey

Its: AVP

STATE OF Pa
COUNTY OF Beaver

The foregoing instrument was acknowledged before me on 9-1, 2011 by **Melissa Harvey, Assistant Vice President ServiceLink, a Division of Chicago Title Insurance Company on behalf of Federal National Mortgage Association as its Attorney in Fact**, who is personally known to me or has produced MA as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



Mary M. Goddard
Notary Public

Mary Goddard

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170

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