

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

Send Tax Notice to:
Jonathan Gill

PO Box 187
HARPERSVILLE AL 35078

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Forty-four thousand and 00/100 Dollars (\$44,000.00) 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 Jonathan Gill, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land lying in the Northwest 1/4 of the Southwest 1/4, Section 9, Township 20 South, Range 2 East, described as follows:

Commence at the Southwest corner of the Northwest 1/4 of the Southwest 1/4, Section 9, Township 20 South, Range 2 East; thence run East along the South line of said 1/4-1/4 section a distance of 512.00 feet to the Point of Beginning; thence continue in the same direction a distance of 460.00 feet, to the West right of way line of Alabama Highway No. 25; thence turn a deflection angle of 78 degrees 15 minutes 00 seconds to the left and run along said Highway right of way a distance of 305.50 feet; thence turn a deflection angle of 101 degrees 45 minutes 00 seconds to the left and run a distance of 545.00 feet; thence turn a deflection angle of 94 degrees 21 minutes 14 seconds to the left and run a distance of 300.00 feet, to the Point of Beginning. Situated in the Northwest 1/4 of the Southwest 1/4, Section 9, Township 20 South, Range 2 East, Shelby County, Alabama, 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. Less and except any part of subject property lying within any road right-of-way.
4. 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# 20110513000144100, 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.





20110929000287820 2/2 \$59.00
Shelby Cnty Judge of Probate, AL
09/29/2011 09:23:52 AM FILED/CERT

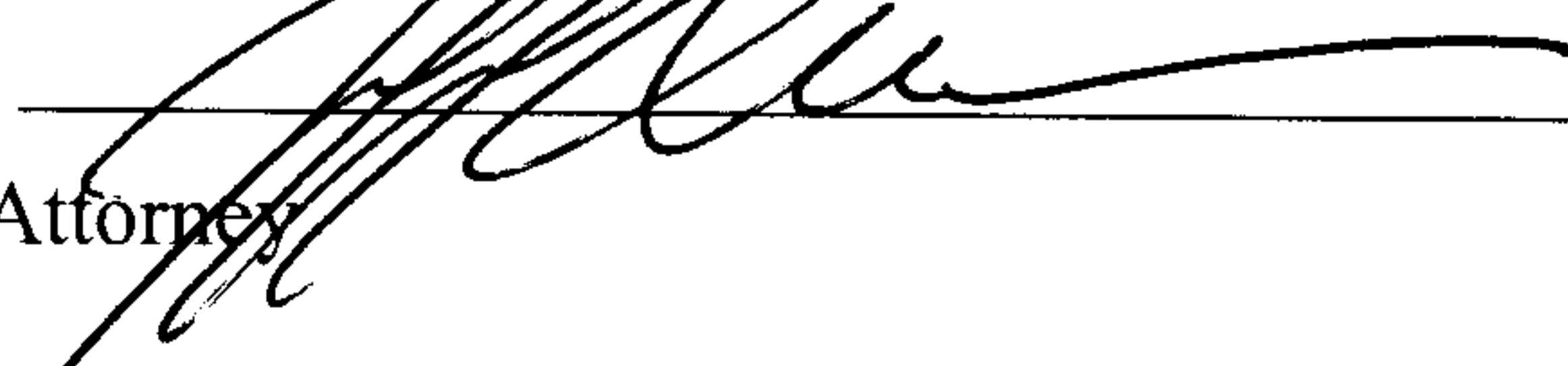
Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than \$52,800.00 for a period of 3 months from the date of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than \$52,800.00 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 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 September, 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 September, 2011.


NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2011-001943

MY COMMISSION EXPIRES JANUARY 14, 2014

A110JJK

Shelby County, AL 09/29/2011
State of Alabama
Deed Tax: \$44.00