

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

Send Tax Notice to:
James W. Willis
Patricia L. Willis
720 Morgan St.
Montevallo, AL 35115

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Thirty-four thousand nine hundred and 00/100 Dollars (\$34,900.00) 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 James W. Willis, and Patricia L. Willis, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Part of Lot 2, according to the Map of Alma H. Jeter's Addition to Montevallo, an unrecorded subdivision, (plat being shown in Deed Book 96, Page 140, in the Office of the Judge of Probate of Shelby County, Alabama), more particularly described as follows:

Commence at the point of intersection of Southeasterly right of way line of Morgan Street and the Southeasterly right of way line of Vine Street in the town of Montevallo, Alabama and run Southwesterly along the Southeasterly right of way line of said Morgan Street for a measured distance of 79.1 feet to the point of beginning; thence continue along said right of way line for a distance of 75.00 feet; thence Southeasterly and parallel to the Southwesterly right of way line of said Vine Street for a distance of 100.00 feet; thence Northeasterly and parallel to said Morgan Street for a distance of 75.00 feet; thence Northwesterly and parallel to said Vine Street long for a distance of 100.00 feet to a point of beginning.

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. 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
4. Terms, conditions and restrictions as set out in agreement recorded in Deed Book 130, Page 451.
5. 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 Inst. No. 20110728000219900, 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.

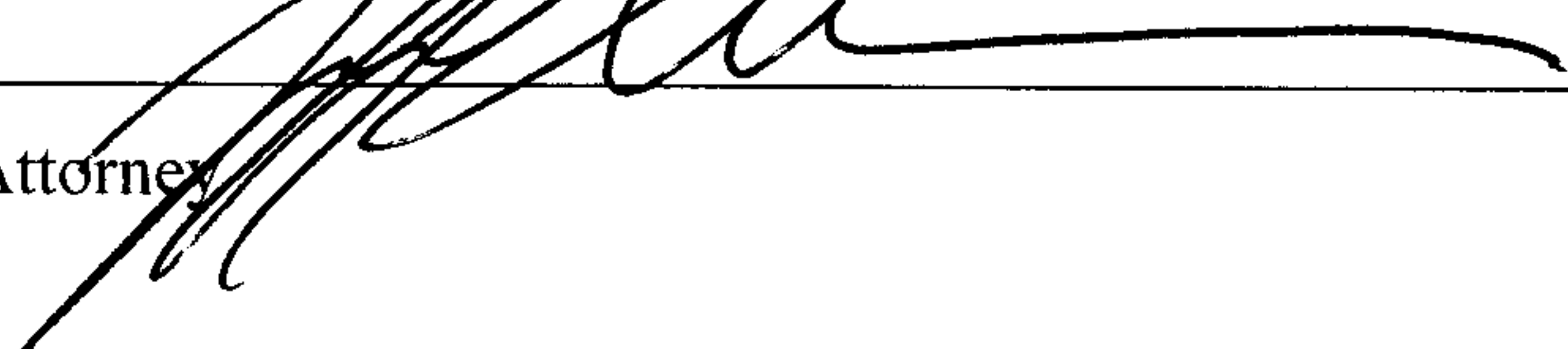
Grantee herein shall be prohibited from conveying captioned property to a bona fide purchaser for value for a sales price of greater than \$41,880.00 for a period of 3 months from the date of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than \$41,880.00 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 19th day of October, 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 19th day of October, 2011.


NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2011-003303

A110ZN5

MY COMMISSION EXPIRES DECEMBER 17, 2012