



20111215000379470 1/2 \$119.00
Shelby Cnty Judge of Probate, AL
12/15/2011 10:46:07 AM FILED/CERT

Prepared by:
Scott V. Lofranco, Esq.
McCALLA RAYMER, LLC
Six Concourse Parkway
Suite 2800
Atlanta, Georgia 30328

Send Property Tax Notice to:

1422 Secretariat Dr.
Helena, AL 35080

SPECIAL WARRANTY DEED

STATE OF Alabama
COUNTY OF Shelby

Sales Price \$104,000.00

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other valuable considerations to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, **Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America**, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **Ross W. Stagner and Eunice A. Stagner** (hereinafter referred to as GRANTEES), their heirs, successors, and assigns, all right, title, interest and claim in or to the following described real estate situated in the County of Shelby, State of Alabama, to-wit: All that property described as follows:

Lot 953 according to the Survey of Waterford Highlands Sector 4 Phase 2 as recorded in Map Book 36, Page 15A and 15B, in the Probate Office of Shelby County, Alabama.

GRANTEES HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONA FIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$124,800.00 FOR A PERIOD OF 3 MONTHS FROM THE DATE OF THIS DEED. GRANTEES SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$124,800.00 FOR A PERIOD OF 3 MONTHS FROM THE DATE OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEES. THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

TO HAVE AND TO HOLD, the aforegranted premises to said GRANTEES, their heirs, successors, and assigns FOREVER IN FEE SIMPLE.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except there are no liens or encumbrances outstanding against the premises conveyed herein, which were created or suffered by the undersigned and not specifically excepted herein.

THIS CONVEYANCE IS MADE SUBJECT TO ANY RIGHT OF REDEMPTION ARISING BY VIRTUE OF THE FORECLOSURE OF A MORTGAGE EVIDENCED BY THE FORECLOSURE DEED FILED FOR RECORD AUGUST 22, 2011 AT INSTRUMENT NUMBER 20110822000247540, PROBATE COURT OF SHELBY COUNTY, ALABAMA.

IN WITNESS WHEREOF, Fannie Mae A/K/A Federal National Mortgage Association, by McCalla Raymer, LLC, its Attorney in Fact, who is authorized to execute this conveyance, has hereto set its signature and seal, on this 29th day of November, 2011.

Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America by McCalla Raymer LLC, its atty-in-fact, pursuant to Power of Attorney recorded at Instrument Number 20100414000113400, Shelby County, Alabama Records

By: [Signature]
Name: Scott V. Lofrancio
Title: Attorney, McCalla Raymer, LLC

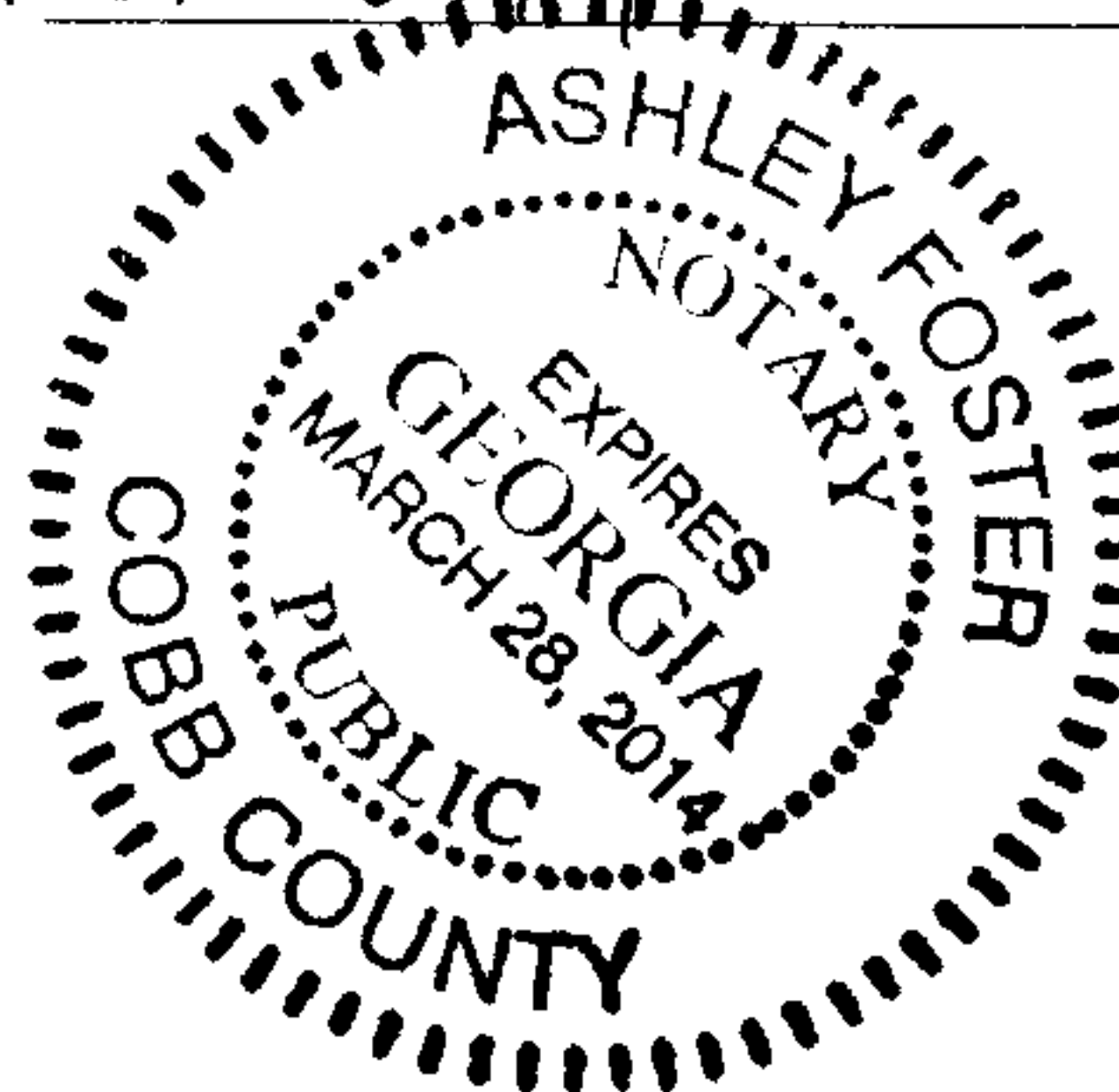
STATE OF Georgia
COUNTY OF Fulton


I, the undersigned authority, a Notary Public, in and for said county, in said state, hereby certify that Scott V. Lofrancio, who is an attorney with McCalla Raymer, LLC, attorney-in-fact for Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, 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 officer with full authority, executed same voluntarily for and as the act of McCalla Raymer, LLC, as attorney in fact for Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this the 29th day of November, 2011.

[Signature]
Notary Public

My Commission expires: 3/28/14




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