

Commitment Number: 2842708
Seller's Loan Number: 4003377384_A102LPS

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 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:
ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa PA 15001 ③
(800) 439-5451

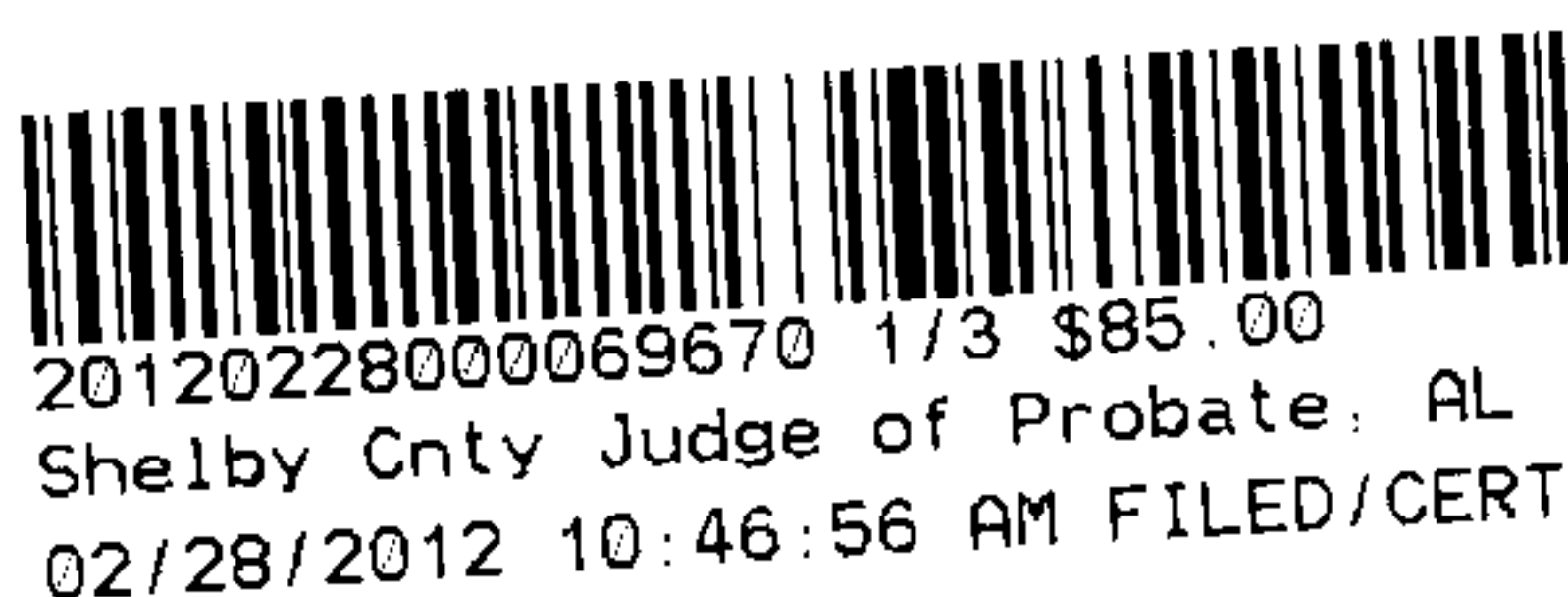
PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13-1-01-2-002-060-000

SPECIAL/LIMITED WARRANTY DEED

Federal National Mortgage Association, whose mailing address is **14221 Dallas Pkwy, Suite 1000, Dallas, TX 75254**, hereinafter grantor, for \$67,000.00 (Sixty-Seven Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **BEARDEN DEVELOPMENT AND HOLDINGS, LLC**, hereinafter grantee, whose tax mailing address is **3490 BEARDEN LANE, HELENA, AL 35080**, the following real property:

All that certain parcel of land situate in the County of Shelby, State of Alabama, being more particularly described as follows: Lot 37 according to the Survey of 2nd Sector, Chanda Terrace as recorded in Map Book 9, Page 101, Shelby County, Alabama Records. Being the same property as conveyed from Aaron Helson, Auctioneer to Fannie Mae a/k/a Federal National Mortgage Association, as described in Doc No. 20101103000367960, Dated 10/06/2010, Recorded 11/03/2010 in SHELBY County Records. Property Address is: 2244 RICHMOND LN., PELHAM, AL 35124-1451.

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 grantee forever.

Prior instrument reference: **20101103000367960**

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$80,400.00 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 \$80,400.00 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.



20120228000069670 2/3 \$85.00
Shelby Cnty Judge of Probate, AL
02/28/2012 10:46:56 AM FILED/CERT

Executed by the undersigned on 2/15, 2012:

Federal National Mortgage Association

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

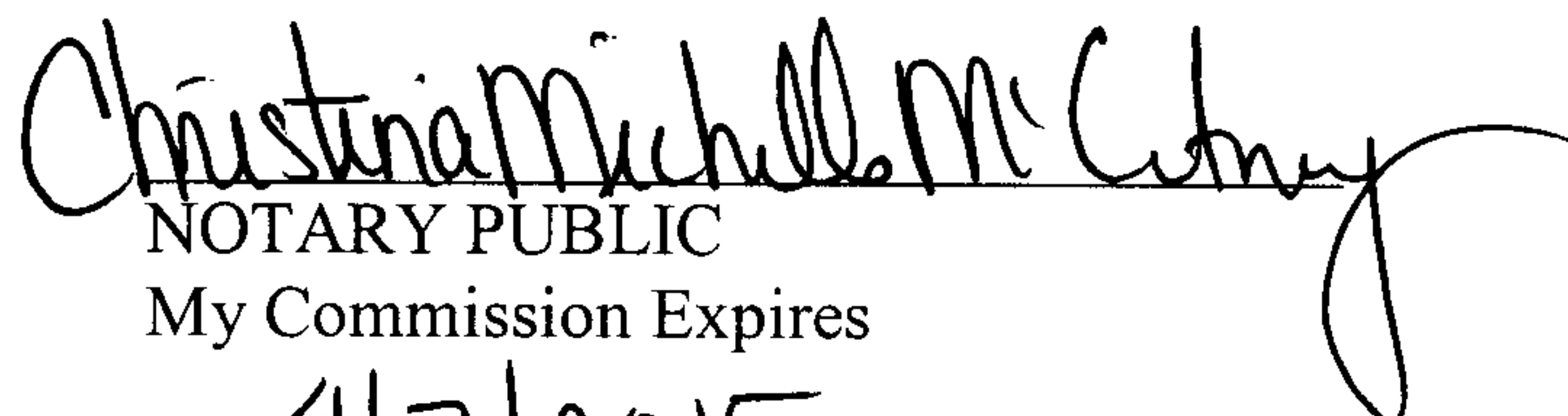
By: 

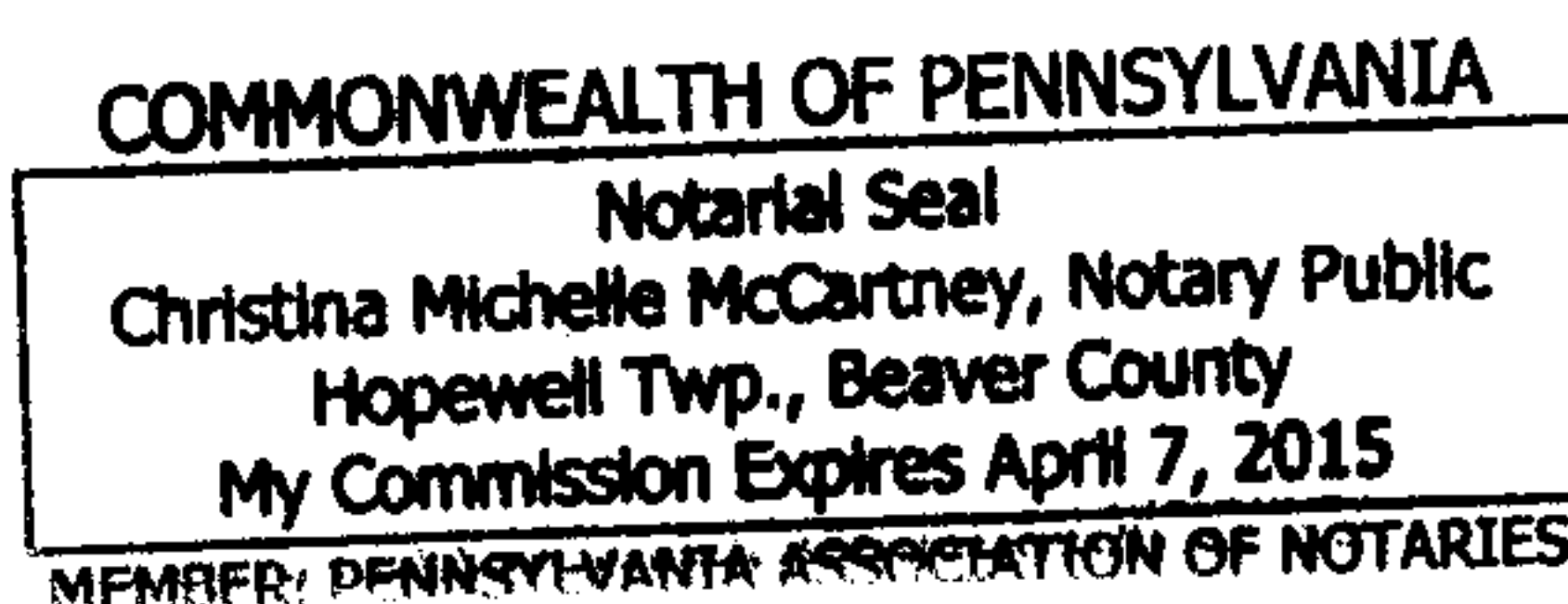
Name: Christopher Daniel

Title: AUP


STATE OF PA
COUNTY OF Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 15 day of Feb, 2012, by Christopher Daniel AUP of ServiceLink, A Division of Chicago Title Insurance Company as the Attorney in Fact for Federal National Mortgage Association, and is appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown _____ as identification, who after being by me first duly sworn, deposes and says that he/she has the full binding legal authority to sign this deed on behalf of the aforementioned corporation and acknowledge said authority is contained in an instrument duly executed, acknowledged; and recorded as set forth above, and that this instrument was voluntarily executed under and by virtue of the authority given by said instrument granting him/her power of attorney.


NOTARY PUBLIC
My Commission Expires
4/7/2015



Shelby County, AL 02/28/2012
State of Alabama
Deed Tax: \$67.00


20120228000069670 3/3 \$85.00
Shelby Cnty Judge of Probate, AL
02/28/2012 10:46:56 AM FILED/CERT