Shelby Cnty Judge of Probate, AL SPECIAL WARRANTY DEED 03/13/2012 12:16:21 PM FILED/CERT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS: \$105,000.00 SOURCE OF TITLE: THIS INSTRUMENT WAS PREPARED BY BOOK: Federal National Mortgage PAGE: Association a/k/a Fannie Mae 7100 E. Pleasant Valley Road A2011101000326640 Suite 100 Independence, OH 44131 216-520-0050 116060AL ADDRESS NEW OWNER(S) AS FOLLOWS: SEND TAX BILLS TO: MAP-PARCEL NUMBERS James L. Keating, Trustee of the James L. 13-6-23-2-001-005.019 Keating Revocable Trust James (NAME) 1436 Whirlaway Court 765 K-18 (ADDRESS) (ADDRESS) Helena 35080 ΛL (CITY) (STATE) (ZIP)(CTTY) (STATE) (ZIP)

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For and in consideration of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, by the grantor, Federal National Mortgage Association a/k/a Fannie Mae, said grantor does hereby grant, bargain, sell, and convey unto James L. Keating, Trustee of the James L. Keating Revocable Trust, and his heirs or assigns, subject to covenants and restrictions of record and matters an accurate survey would reveal, that certain tract or parcel of land in Shelby county, state of Alabama, described as follows to-wit.

SEE ATTACHED EXHIBIT "A"

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations; 7) Mineral reservations of record, if any.

			(House Number, (Street)	(City or Town)	(Postal Zip)
This is improved	×	property, known as	1436 Whirlaway Court	Helena	35080
nimproved					

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee James L. Keating, Trustee of the James L. Keating Revocable Trust, and his assigns, forever.

Said Federal National Mortgage Association a/k/a Fannie Mae, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

Grantee herein shall be prohibited from conveying captioned property for a sale price of greater than \$126,000.00 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 \$126,000.00 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 related to a mortgage or deed of trust.

Shelby County, AL 03/13/2012 State of Alabama Deed Tax:\$105.00

20120313000087010 2/3 \$123.00 Shelby Cnty Judge of Backs

Shelby Cnty Judge of Probate, AL 03/13/2012 12:16:21 PM FILED/CERT

Name:

Diane E. Sanders

Title: ASST. Vice President

STATE OF ______

My Commission expires: _____

RETURN TO:

Resource Title Gulf States-Alabama, LLC 7100 E Pleasant Valley Rd #100 Independence, OH 44131

116060AL Property: 1436 Whirlaway Court,

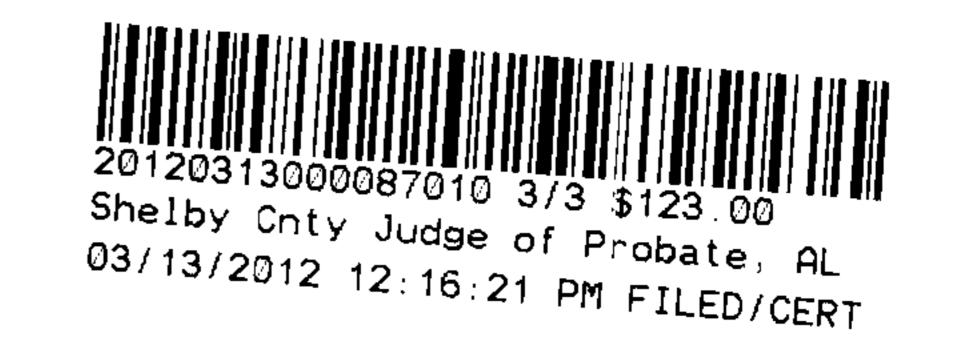
Helena, AL 35080

Resource Hite Ivational Agency, Inc.
7100 E. Pleasant Valley Road
Suite 100 // 6060 //
Independence, Ohio 44131

Ailton Trong Phan

Commission Expires

EXHIBIT "A"



Situated in Shelby County, Alabama, to-wit:

Lot 19, according to the Survey of Dearing Downs Fourth Addition as recorded in Map Book 9, Page 179, in the Probate Office of Shelby County, Alabama.

Being the same conveyed to Federal National Mortgage Association by virtue of a Foreclosure Deed from Aaron Nelson, as Auctioneer and Attorney-in-Fact, dated October 26, 2011 filed for record on November 1, 2011 in Instrument No. 20111101000326640, said Probate Office, Jefferson County, Alabama.