

STATE OF ALABAMA}

COUNTY OF SHELBY}

Sales Price: \$122,511.00

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that "FANNIE MAE aka FEDERAL NATIONAL MORTGAGE ASSOCIATION, organized and existing under the laws of the United States of America", by and through its Attorney-In-Fact, MCFADDEN, LYON & ROUSE, L.L.C., an Alabama Limited Liability Company, the Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations hereby acknowledged to have been paid to the said Grantor by DEWBERRY REAL ESTATE, LLC, the Grantee, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee, subject to the provisions hereinafter contained, all that real property in the County of Shelby, State of Alabama, described as follows:

Lot 101, according to the corrected Map of Final Plat, Phase I, Stratford Place, as recorded in Map Book 12, Page 38, in the Probate Office of Shelby County, Alabama.

EXCEPTING THEREFROM such oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith, as have previously been reserved by or conveyed to others; it being the intention of the Grantor to convey to Grantee only the interest Grantor owns therein, if any.

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantee, its successors and assigns, FOREVER.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Restrictive covenants, easements, building setback lines, rights of way, prior mineral reservations and notes or restrictions as shown on recorded plat of subdivision, if any applicable to said property of record in the said Probate Court records.
2. Any mineral and mineral rights leased, granted or retained by current or prior owners.
3. Title to all minerals within and underlying the property, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in Deed Book 6, Page 22.
4. Transmission line permits to Alabama Power Company as recorded in Deed Book 101, Page 551; Real 127, Page 63, and Real 167, Page 401
5. Agreement with Alabama Power Company for underground residential distribution, as recorded in Real 181, Page 68.

6. Restrictions appearing of record in Real 186, Page 194, Real 192, Page 348 and Real 246, Page 513
7. Water and sewer easement to City of Pelham as recorded in Real 111, Page 673
8. Agreement with Alabama Power Company as recorded in Real 184, Page 515
9. 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 from Ricardo Pedroza and Meriela Pedroza to Federal National Mortgage Association dated August 30, 2011, recorded in Instrument No. 20110927000285800, in the Probate Office of Shelby County, Alabama, under and in accordance with the laws of the State of Alabama or the United States of America.
11. Grantee herein shall be prohibited from conveying the above described property for a sales price of Greater than \$156,000.00, for a period (3) months from this date of this deed. Grantee shall also be prohibited from encumbering said property with a security interest in the principal amount of greater than \$156,000.00, for period of (3) months from the date of the 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.

Grantee accepts this conveyance with full knowledge of the condition of the improvements located on said property, which property is accepted by grantee in its "AS IS" CONDITION WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed on this the 19th day of March, 2012.

**FANNIE MAE, aka FEDERAL
NATIONAL MORTGAGE ASSOCIATION,**

By: *Mcfadden Lyon & Rouse*
MCFADDEN, LYON & ROUSE, L.L.C.


As its Attorney-in-Fact

By: *Beth McFadden Rouse*
Beth McFadden Rouse

Its: Member

STATE OF ALABAMA }
COUNTY OF MOBILE }

I, the undersigned Notary Public in and for said State and County, hereby certify that Beth McFadden Rouse, whose name as Member of **MCFADDEN, LYON & ROUSE, L.L.C.**, an Alabama Limited Liability Company, whose name as Attorney-In-Fact for **FEDERAL NATIONAL MORTGAGE ASSOCIATION A/K/A FANNIE MAE**, 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 said conveyance, she, in her capacity as Member of **MCFADDEN, LYON & ROUSE, L.L.C.**, in its capacity as such Attorney-In-Fact, executed the same voluntarily for and as the act of said Company on the day the same bears date.


20120329000107180 2/3 \$140.50
Shelby Cnty Judge of Probate, AL
03/29/2012 10:03:22 AM FILED/CERT

Given under my hand and notarial seal on this the 19th day of March, 2012.

Carol L. Kent

Notary Public, State of Alabama at Large

My Commission Expires: 3/30/13 {SEAL}

The Grantee's address is:

2500 Hackberry Lane

Hoover, AL 35226

This instrument was prepared by:

Beth McFadden Rouse, Attorney
McFADDEN, LYON & ROUSE, L.L.C.
718 Downtowner Boulevard
Mobile, Alabama 36609
(251)342-9172



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Shelby County, AL 03/29/2012
State of Alabama
Deed Tax:\$122.50