

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

Send Tax Notice to:
James M. Kirkwood

*5531 Cahaba Valley Road
Birmingham AL 35242*

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Eighty-five thousand and 00/100 Dollars (\$85,000.00) to the undersigned, Fannie Mae a/k/a 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 Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto James M. Kirkwood, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 29, according to Amended Map of Hickory Ridge Subdivision, as recorded in Map Book 11, Page 79, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

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 Grantee herein assume and agree to pay.
3. Easement/right-of-way to Water Works and Sewer Board of the City of Birmingham as recorded in Real 144, Page 878.
4. Covenants, conditions and restrictions as set forth in Real 153, Page 992, and amended in Real 262, Page 764 and Real 262, Page 766, and further amended in Inst. No. 1994-26880.
5. Restrictive covenants in favor of Alabama Power Company as set forth in Real 158, Page 723.
6. Agreement with Alabama Power Company as recorded in Real 158, Page 720.
7. Easement granted to the Water Works and Sewer Board of the City of Birmingham as recorded in Real 144, Page 878.
8. Easements granted to Alabama Power Company as recorded in Real 167, Page 406, Deed Book 139, Page 140 and Real Record 158, Page 723.
9. Release of damages and rights incident thereto as recorded in Inst. No. 1992-6816, Real Book 108, Page 150 and Real Book 234, Page 434.
10. Reservation of mining and mineral rights in instrument recorded in Real 108, Page 150 together with the appurtenant rights to use the surface.
11. Permit granted to Alabama Power Company as recorded in Real Book 167, Page 406.


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 bonafide purchaser for value for a sales price of greater than \$102,000.00 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 \$102,000.00 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 Grantee, his/her heirs and assigns, forever.

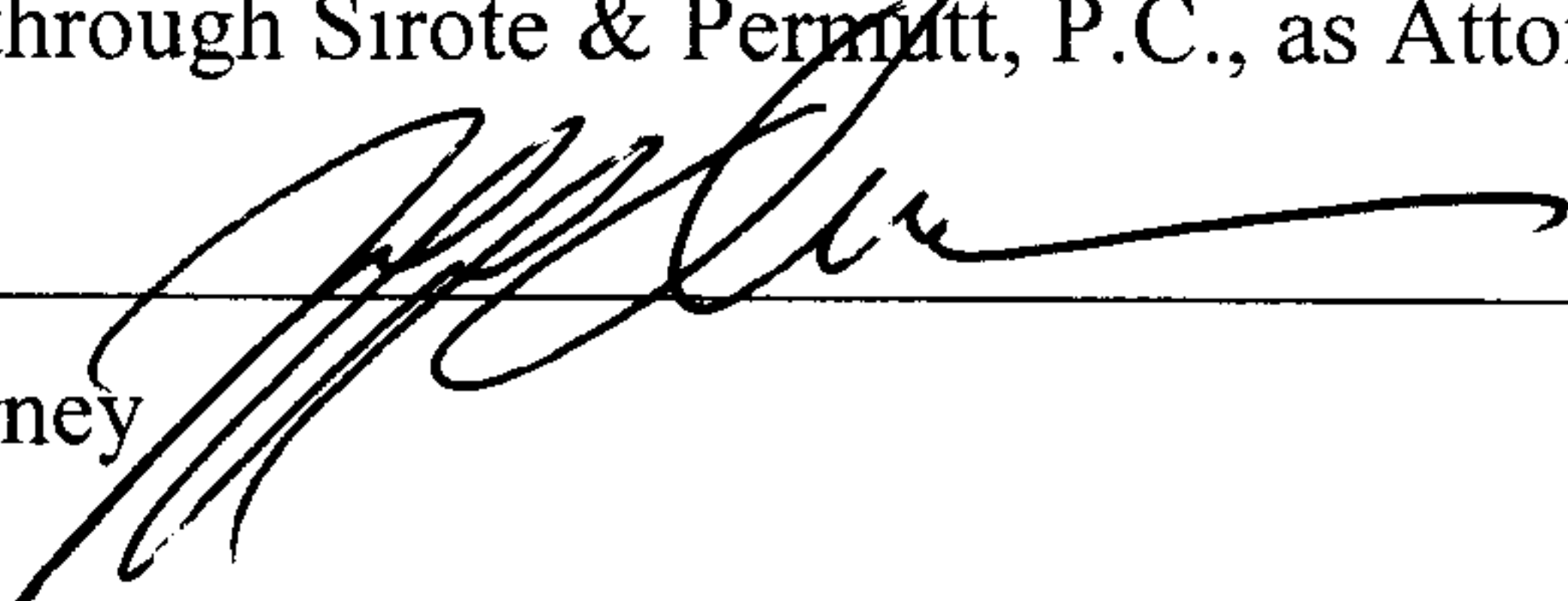
2011-004899 *SWD*


20120405000116970 1/2 \$100.00
Shelby Cnty Judge of Probate, AL
04/05/2012 12:00:25 PM FILED/CERT

Shelby County, AL 04/05/2012
State of Alabama
Deed Tax: \$85.00

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 28th day of March, 2012.

Fannie Mae aka Federal National Mortgage Association
By and through Sirote & Permutt, P.C., as Attorney in Fact

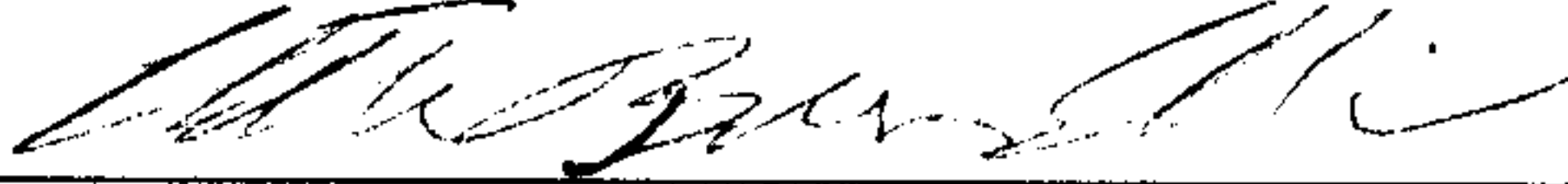
By: 
Its Attorney

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 a/k/a 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 28th day of March, 2012.


NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2011-004899

MY COMMISSION EXPIRES DECEMBER 17, 2012

A102KYN


20120405000116970 2/2 \$100.00
Shelby Cnty Judge of Probate, AL
04/05/2012 12:00:25 PM FILED/CERT