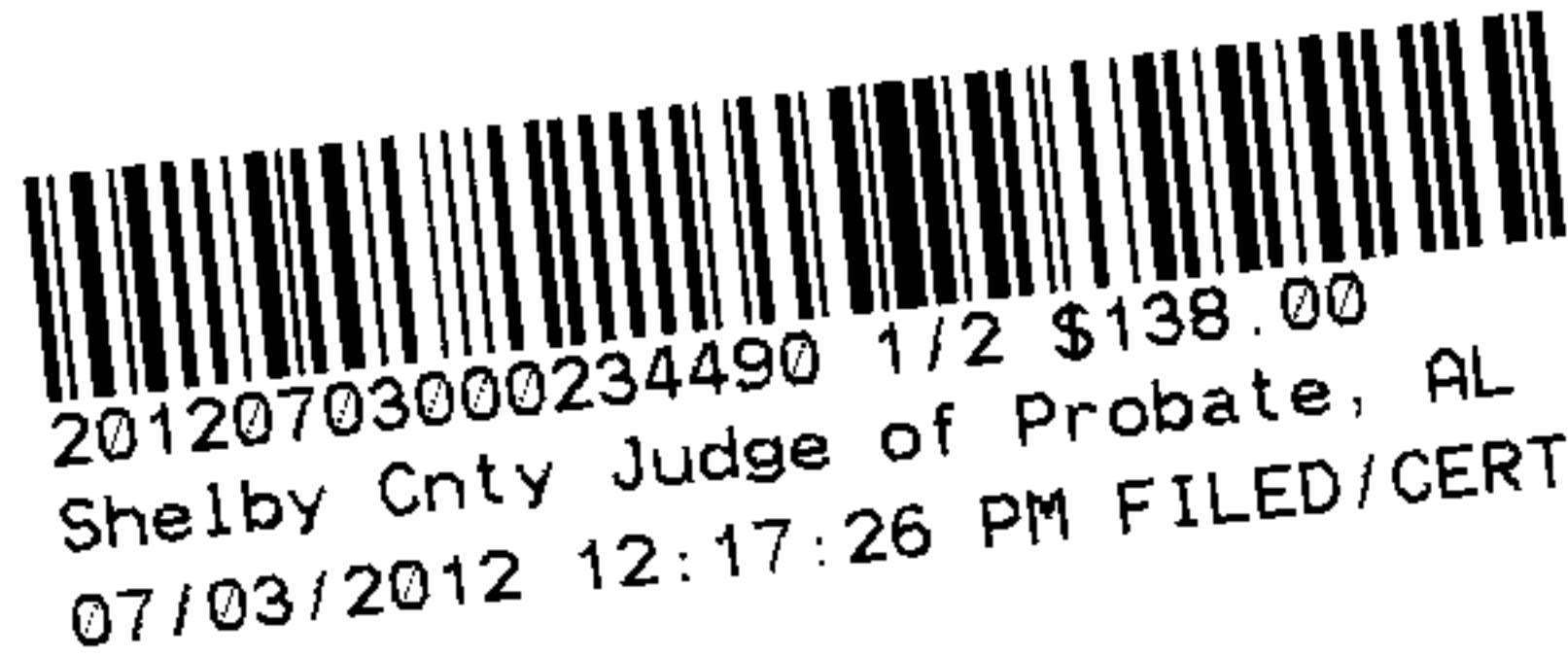


STATE OF ALABAMA}  
COUNTY OF SHELBY}



1/2 ac  
123,000.00

**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 WAYNE E. HAMILTON, 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 28, ACCORDING TO THE RESURVEY OF CRESTMONT, AS RECORDED IN MAP BOOK 22, PAGE 30 IN THE OFFICE OF THE JUDGE OF PROBATE 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, and his heirs 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 or mineral rights leased, granted or retained by current or prior owners.
3. Restrictions appearing of record in Instrument No. 1996-41131 and Instrument No. 1997-15761.
4. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 101, Page 514 and Deed Book 170, Page 264.
5. Restrictive Covenants and Grant of Land Easement in Favor of Alabama Power Company as recorded in Instrument No. 1999-12019
6. All outstanding rights of redemption in favor of all person entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed from Kennya S. Carter to Federal National Mortgage Association, dated August 3, 2011, recorded in Instrument No. 20110822000247530, in the Probate Office of Shelby County, Alabama, under and in accordance with the laws of State of Alabama or the United States of America.
5. Grantee herein shall be prohibited from conveying the above described property for a

Shelby County, AL 07/03/2012  
State of Alabama  
Deed Tax: \$123.00

120535

sales price of Greater than \$147,600.00, 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 \$147,600.00, for a 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 26 day of June, 2012.

FANNIE MAE, aka FEDERAL  
NATIONAL MORTGAGE ASSOCIATION,

By: [Signature]  
MCFADDEN, LYON & ROUSE, L.L.C.

As its Attorney-in-Fact

By: [Signature]  
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.

Given under my hand and notarial seal on this the 26 day of June, 2012.

[Signature]

Notary Public, State of Alabama at Large

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

Grantee's address is:


WAYNE E. HAMILTON

2 Ridge lane

Pelham, AZ 35124-1819

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 Cnty Judge of Probate, AL  
07/03/2012 12:17:26 PM FILED/CERT