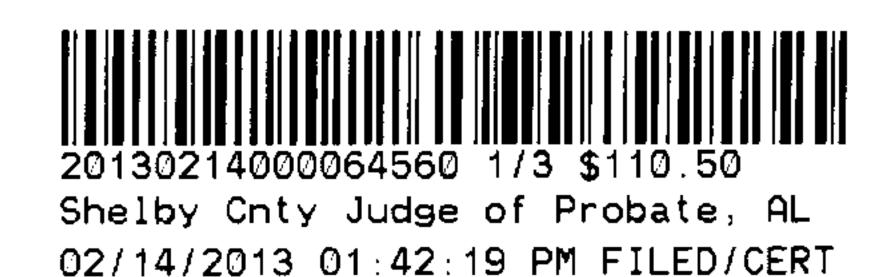
STATE OF ALABAMA)
	:
COUNTY OF SHELBY)



SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT: That the undersigned, FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to it by STEVE SUSCE, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said STEVE SUSCE, the following described real estate, lying and being in the County of Shelby County, State of Alabama, to-wit:

Land situated in the County of Shelby in the State of AL:

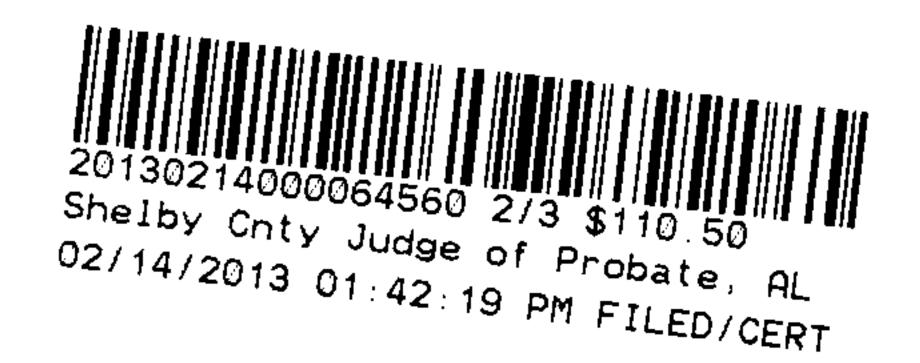
Lot 31, according to the survey of Chase Plantation, 3rd Sector, as recorded in Map Book 9, age 47 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO STATUTORY RIGHTS OF REDEMPTION EXISTING BY VIRTUE OF THAT CERTAIN FORECLOSURE DEED RECORDED IN DEED IN INSTRUMENT NO. 20121009000386360, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD THE above described real estate, together with all and singular the rights, tenements, hereditaments, appurtenances and improvements thereunto belonging, or in anywise appertaining, unto the said STEVE SUSCE. Said property being subject, however to ad valorem taxes due October 1, 2013; and further excepting any restrictions and easements pertaining to the above described property of record in the Probate Office of Shelby County, Alabama and the following provision:

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$111,000.00 FOR A PERIOD OF 3 MONTHS FROM THE DATE OF THE RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM EMCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$111,000.00 FOR A PERIOD OF 3 MONTHS FROM THE DATE OF THE RECORDING 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.

This deed is executed without warranty or representation of any kind, express or implied, except that there are no liens or encumbrances outstanding against the property hereby conveyed which were created or suffered by the undersigned Grantor.



IN WITNESS WHEREOF, FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED

ITS

STATES OF AMERICA has caused this instrument to be executed by its undersigned officer/authorized individual on this the _____ day of February, 2013.

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA

BY: STEPHENS MILLIRONS, P.C.

TTORNEY IN FACT

(SEAL)

STATE OF ALABAMA **COUNTY OF MADISON**

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that, This instrument was acknowledge before me on Ah day of February, 2013 by SHOULD J. Show, authorized signer of STEPHENS MILLIRONS, P.C., as Attorney-in-Fact and/or agent of FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, on behalf of said federal chartered corporation organized and existing under the laws of the United States and 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation in its capacity as Attorney-in-Fact for FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA.

day of February, 2013. Given under my hand and seal, this the

Notary Public:
My Commission Expires: 4/4/16

POA recorded in Shelby County, Alabama Probate Records.

This instrument was prepared by: STEVEN J. SHAW Stephens Millirons, PC

120 Seven Cedars Drive, Huntsville, AL 35802

Re: 316 Chase Plantation Circle, Birmingham, AL 35244

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Federal National Mortgage	Grantee's Name Steve Susce		
Mailing Address	Association aka Fannie Mae	Mailing Add		
	14221 Dallas Parkway, Ste 1000		2005 Lakemoor Drive	
	Dallas, TX 75254		Birmingham, AL 35244	
Property Address	316 Chase Plantation Circle	Date of 3	Sale	
i Toporty / taarooo	Birmingham, AL 35244	Total Purchase F		
		or		
20130214000064560 3		Actual Value	\$	
		or Assessor's Market V	alua ¢	
02/14/2013 01:42:19				
· · · · · · · · · · · · · · · · · · ·			in the following documentary	
· · · · · · · · · · · · · · · · · · ·	ne) (Recordation of docume		equired)	
☐ Bill of Sale ✓ Sales Contract	\	☐Appraisal ☐Other		
Closing State				
		edation contains all of th	o required information referenced	
_	document presented for recoing this form is not required.	dation contains all of the	ne required information referenced	
above, the ming of				
		nstructions	ar naraana aanyoying intaract	
	eir current mailing address.	ne name of the person of	or persons conveying interest	
-				
Grantee's name and to property is being	nd mailing address - provide t	he name of the person	or persons to whom interest	
			1 :£:1 _ _	
•	the physical address of the p			
Date of Sale - the	date on which interest to the	property was conveyed.		
Total purchase price - the total amount paid for the purchase of the property, both real and personal,				
being conveyed by the instrument offered for record.				
Actual value - if the property is not being sold, the true value of the property, both real and personal, being				
conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a				
licensed appraiser	or the assessor's current ma	rket value.		
If no proof is provided and the value must be determined, the current estimate of fair market value,				
excluding current use valuation, of the property as determined by the local official charged with the				
responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).				
			tained in this document is true and	
			form may result in the imposition	
	cated in <u>Code of Alabama 197</u>	3 9 40-22-1111		
Date 2 - 8 20)	Print Jeve	J. J. Jan	
			1	
Unattested		Sign(Graptor/G	rantee Owner/Agent) cirgle one	
	(verified by)	······································	Form RT-1	
	Pri	nt Form		