



20100209000039380 1/2 \$47.00  
Shelby Cnty Judge of Probate, AL  
02/09/2010 11:03:38 AM FILED/CERT

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

Send Tax Notice to:  
Jeffrey D. Boomhower  
Marlene Boomhower  
897 Highway 83  
Vincent AL 35178

### SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Thirty-three thousand and 00/100 Dollars (\$33,000.00) to the undersigned, Fannie Mae aka 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Jeffrey D. Boomhower, and Marlene Boomhower, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Southeast corner of the Southwest quarter of the Northeast quarter of Section 15, Township 19 South, Range 2 East; thence turn an angle to the left measured from the East line of said quarter-quarter of 44 degrees 14 minutes and run in a Northwesterly direction a distance of 271.50 feet; thence turn an angle to the left of 90 degrees 00 minutes and run in a Southwesterly direction a distance of 40.0 feet to the point of beginning; thence continue on last described course a distance of 208.71 feet; thence turn an angle to the right of 90 degrees 00 minutes and run in a Northwesterly direction a distance of 104.35 feet; thence turn an angle to the right of 90 degrees 00 minutes and run in a Northeasterly direction a distance of 208.71 feet; thence turn an angle to the right of 90 degrees 00 minutes and run in a Southeasterly direction a distance of 104.35 feet to the point of beginning.

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 Grantees herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Book 81 Page 581 and Book 82, Page 57.
4. 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 recorded in Instrument No. 20091118000429240, in the Probate Office of Shelby County, Alabama.

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 \$39,600.00 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 \$39,600.00 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 Grantees, their heirs and assigns, forever.

Q

Shelby County, AL 02/09/2010

State of Alabama

Deed Tax : \$33.00



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 4th day of February, 2010.

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

By: \_\_\_\_\_

Its \_\_\_\_\_

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 aka 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 4th day of February, 2010.



NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

MY COMMISSION EXPIRES JANUARY 14, 2014

2009-004219

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