

20101004000325660 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
10/04/2010 12:27:58 PM FILED/CERT

20100930001091460 1/2
Bk: LR201008 Pg:8677
Jefferson County, Alabama
I certify this instrument filed on:
09/30/2010 03:54:45 PM D
Judge of Probate- Alan L. King

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

Send Tax Notice
Randle A. Sims

2901 Pahokee Trace
Birmingham AL 35243

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred sixty-nine thousand nine hundred and 00/100 Dollars (\$169,900.00) 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 Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Randle A. Sims, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 49, according to the Survey of Amended Map of Altadena Bend, Second Sector, as recorded in Map Book 102, Page 26, in the Probate Office of Jefferson County, Alabama, and recorded in Map Book 5, Page 131, in the Probate Office of 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 Alabama Power Company as recorded in Book 934 Page 331.
4. Easement/right-of-way to Alabama Power Company as recorded in Book 950 Page 69.
5. Restrictions appearing of record in Real Volume 919, Page 12 and Real Volume 934, Page 303.
6. Agreement granted to Jefferson County Department of Health recorded in Real Volume 944, Page 453.
7. Agreement with Alabama Power Company recorded in Misc. Volume 13, Page 699.
8. Restrictions and covenants appearing of record in Misc. Volume 13, Page 706.
9. Restrictions as shown on recorded plat.
10. 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 Book 201006 Page 15970, 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 \$203,880.00 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 \$203,880.00 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.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 28th day of September, 2010.

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 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 28th day of September, 2010.

Adley Matthews Drigily
NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

MY COMMISSION EXPIRES JANUARY 14, 2014

2010-004149

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Fee - \$8.00
Deed Tax - \$170.00
Total of Fees and Taxes - \$178.00
HATCHERK