



20101214000419590 1/2 \$77.50
Shelby Cnty Judge of Probate, AL
12/14/2010 12:59:23 PM 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:
Linda Lawson Knowles
Joseph M. Cardone

*P.O. Box 966
Montevallo, AL 35115*

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Sixty-two thousand five hundred and 00/100 Dollars (\$62,500.00) 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Linda Lawson Knowles, and Joseph M. Cardone, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Unit "A" of Lot 2 of Chandalar South Townhouses as recorded in Map Book 7, Page 166 A & B, in the office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: Commence at the SouthEast corner of the Southwest 1/4 of the Southeast 1/4 of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, thence North along the East line of said 1/4 1/4 section, a distance of 100.05 feet; thence left 88 degrees 06 minutes 15 seconds, in a westerly direction a distance of 404.70 feet; thence turn right 55 degrees 23 minutes Northwesterly for 194.91 feet to the most Southerly corner of Lot 2; thence turn right 90 degrees 00 minutes Northeasterly along the Southeasterly line of said Lot 2 for 110.00 feet to the most Easterly corner of said Lot 2; thence turn left 90 degrees 00 minutes Northwesterly along the Northeasterly line of said Lot 2 for a distance of 14.88 feet to a point; thence 90 degrees left and run in a Southwesterly direction for a distance 22.20 feet to the point of beginning; said point being further identified as being the point of intersection of the centerline of the wood fence enclosing the fronts of Units "A", "B", "C", and "D" and the centerline of the wood fence joining the Southeast corner of "Unit A"; thence continue in a Southwesterly direction along the centerline of fence, party wall and fence, being the Southeast side of Unit "A" for a distance of 68.07 feet to the most Southerly corner of the fence enclosing the backs of units "A", "B", "C" and "D"; thence right in a Northwesterly direction along the centerline of last described wood fence for a distance of 26.30 feet to the intersection with a wood fence common to Units "A" and "B"; Thence right in a Northeasterly direction along the centerline of the fence, party wall and fence common to Units "A" and "B" a distance of 68.24 feet to an intersection with the centerline of the fence enclosing the fronts of Units "A", "B", "C" and "D"; thence right in a Southeasterly direction along the centerline of last described fence a distance of 26.48 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. Taxes for the year 1999.
4. Right-of-way to South Central Bell Telephone Company in Deed Book 280, Page 752.
5. Right-of-Way to Alabama Power Company is Deed Book 278, page 477; Deed Book 287, Page 506 and Deed Book 301, Page 581.
6. Restrictions in Misc. Book 6, Page 804 and amended in Misc. Book 32, Page 488.
7. Easement for underground cable to Alabama Power Company in Deed Book 297, page 412.
8. Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights included by not limited to roof, foundation, party walls, walkway and entrance.
9. 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. 20100526000167290, in the Probate Office of Shelby County, Alabama.





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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 \$75,000.00 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 \$75,000.00 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 Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 9th day of December, 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 Caroline E. Walker, 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, her, 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 9th day of December, 2010.

Patricia Battle LeBlas

NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2010-004229

MY COMMISSION EXPIRES NOVEMBER 12, 2013

A10124S

Shelby County, AL 12/14/2010
State of Alabama
Deed Tax: \$62.50