


Shelby County, AL 04/22/2011  
State of Alabama  
Deed Tax: \$100.00

This document prepared by:

Frank P. Dec, Esq.  
American National Abstract, LLC  
8940 Main Street  
Clarence, NY 14031

Record and Return to:

PAMELA B. PHAGAN  
601 OAKLINE DRIVE  
HOOVER, AL 35226

  
20110422000123630 1/3 \$118.00  
Shelby Cnty Judge of Probate, AL  
04/22/2011 12:17:59 PM FILED/CERT

Space Above This Line For Recordors Use Only

STATE OF ALABAMA  
COUNTY OF SHELBY

T011-009037

SPECIAL WARRANTY DEED

*THIS INDENTURE* made and entered into on this 4/12/11, by and between FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION hereinafter referred to as Grantor(s) and PAMELA B. PHAGAN, A MARRIED WOMAN, 601 OAKLINE DRIVE, HOOVER, AL 35226, hereinafter referred to as Grantee(s).

*WITNESSETH:* That the said Grantors, for and in consideration of the sum of NINETY NINE THOUSAND SEVEN HUNDRED FIFTY AND 00/100 (\$99,750.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee following described real estate located in SHELBY County, Alabama:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: Instrument # 20101015000344710, Recorded:  
10/15/2010

\$ 0.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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.

*TO HAVE AND TO HOLD* the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

Grantor is exempt from all taxation imposed by any state, county, municipality or local taxing authority, except for real property taxes.

Thus, Grantor is exempt from any and all transfer taxes.  
See, 12 U.S.C. 1723a (c)(2).

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$119,700.00 FOR A PERIOD OF 3 MONTH(S) 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 \$119,700.00 FOR A PERIOD OF 3 MONTH(S) 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.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

BY: *Jeanette M. Shaffer*

JEANETTE M. SHAFFER, AUTHORIZED REPRESENTATIVE OF  
NATIONAL REAL ESTATE INFORMATION SERVICES, LP AS POWER  
OF ATTORNEY


STATE OF Pennsylvania  
COUNTY OF Allegheny

I, the undersigned, a Notary Public in and for said county and state, hereby certify that Jeanette M. Shaffer, authorized representative of National Real Estate Information Services, LP as Power of Attorney FOR FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION a CORPORATION, whose name is signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 4/12/2011

*Gina Barbour*  
NOTARY PUBLIC Gina Barbour  
My commission expires: 1/10/2015

Our File No. ANA201108797

  
20110422000123630 2/3 \$118.00  
Shelby Cnty Judge of Probate, AL  
04/22/2011 12:17:59 PM FILED/CERT

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Gina Barbour, Notary Public  
Stowe Twp., Allegheny County  
My Commission Expires Jan. 10, 2015  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES



***Appraisal \* Title \* Settlement \* Default***

100 Beecham Drive Pittsburgh PA 15205-2550

Phone:412.921.7400 \* Toll Free:800.753.3339 \* Fax:412.921.7447 \* Toll Free:800.252.1465 \* [www.nreis.com](http://www.nreis.com)

ORDER: T011-009037

RE: PHAGAN, PAMELA B (BUYER)

2568 BRIDLEWOOD DR  
HELENA, AL 35080  
SHELBY COUNTY

\_\_\_\_\_  
LEGAL DESCRIPTION  
\_\_\_\_\_

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY  
OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

LOT 42, ACCORDING TO THE SURVEY OF DEARING DOWNS 12TH  
ADDITION - 2ND PHASE AS RECORDED IN MAP BOOK 16, PAGE 17,  
SHELBY COUNTY, ALABAMA RECORDS.

PARCEL ID: 13-5-22-4-001-001.127

ADDRESS: 2568 BRIDLEWOOD DR; HELENA, AL 35080.

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