

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

Send Tax Notice to:
Richard F. Bauman

Shelby County, AL 10/18/2011
State of Alabama
Deed Tax: \$21.50

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred fourteen thousand nine hundred and 00/100 Dollars (\$214,900.00) 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 Richard F. Bauman, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Unit 47, in Courtside at Brook Highland, a condominium, as established by that certain declaration of condominium of Courtside at Brook Highland, a condominium, which is recorded in Instrument Number 20020521000241450 in the Probate Office of Shelby County, Alabama, as amended by the amendment thereto recorded as Instrument Number 20020521000241460 in said Probate Office and as further amended by the corrective amendment recorded in Instrument Number 20020521000241470 in said Probate Office and as reflected in the plan of Courtside at Brook Highland prepared by KB Weygand & Associates, PC which is attached as Exhibit "C" to the declaration of condominium recorded as Instrument Number 20020521000241450 and which is also separately recorded in Map Book 28, Page 103 in said Probate Office.

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. Easements, restrictions and reservations of record.
4. Declaration of agreements, covenants, restrictions, easements, and conditions as set forth in the Declaration of Condominium of Courtside at Brook Highland, a condominium, as recorded in Instrument No. 20020521000241450, in the Probate Office of Shelby County, Alabama, as amended by the Amendment thereto recorded as Instrument No. 20020521000241460 in said Probate Office and as further amended by the Corrective Amendment recorded as Instrument No. 20020521000241470 in said Probate Office (the "Courtside Declaration").
5. Rights of parties in land and all Common Elements as set forth in the Courtside Declaration.
6. By-Laws, rules, regulations, restrictions, covenants, and miscellaneous provisions of By-Laws of Courtside at Brook Highland Association, Inc., as recorded as Exhibit B to the Courtside Declaration in the Probate Office of Shelby County, Alabama (the "Courtside By-Laws").
7. Provisions and powers as set forth in the Articles of Incorporation of Courtside at Brook Highland Association, Inc., recorded in Instrument No. 2001-29968, in the Probate Office of Shelby County, Alabama (the "Courtside Articles").

\$ 193,410.00 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.





20111018000310220 2/2 \$36.50
Shelby Cnty Judge of Probate, AL
10/18/2011 11:21:19 AM FILED/CERT

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than \$257,880.00 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 \$257,880.00 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 14th day of October, 2011.

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

By: _____

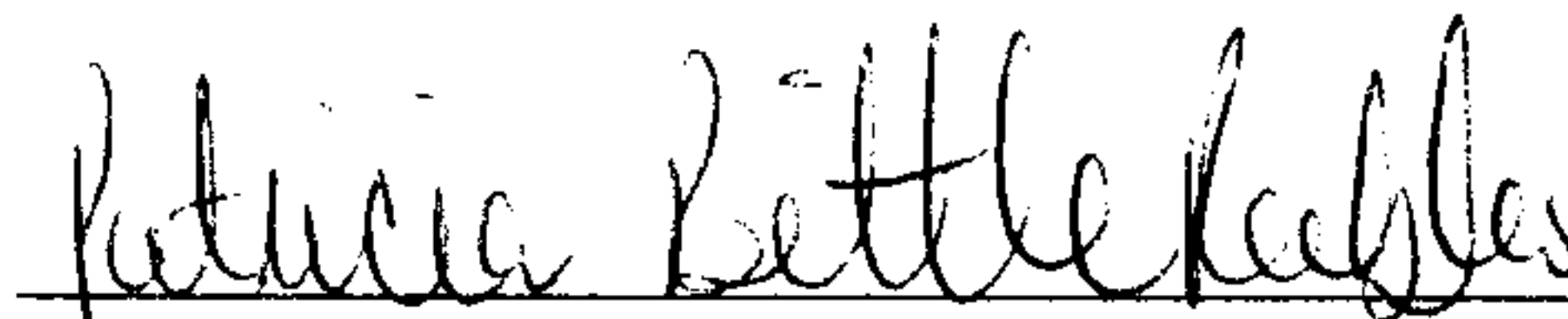
Its Attorney

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 14th day of October, 2011.



NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

MY COMMISSION EXPIRES NOVEMBER 12, 2013

2011-002605

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