

20111121000351470 1/2 \$134.00  
Shelby Cnty Judge of Probate, AL  
11/21/2011 09:30:03 AM FILED/CERT

Shelby County, AL 11/21/2011  
State of Alabama  
Deed Tax: \$119.00

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

Send Tax Notice to:  
James C. Fitts, Trustee of the Stiltner  
Irrevocable Trust dated November 4, 2011  
3085 Highland Lakes Rd.  
Birmingham AL 35242

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred nineteen thousand and 00/100 Dollars (\$119,000.00) 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 Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto James C. Fitts, Trustee of the Stiltner Irrevocable Trust dated November 4, 2011, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 12, according to the map of plat of Stoney Meadows Subdivision, Phase 1, as recorded in Map Book 36, Page 107, in the Office of the Probate of Shelby County, Alabama, and also the Affidavit of Michael R. Bridges, PLS, for Stoney Meadows Subdivision, Phase 1, as recorded March 23, 2006 as Document 20060323000138000, 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. Easement/right-of-way to Alabama Power Company as recorded in Book 218 page 374 ; Book 247, page 399 and Instrument Number 20060201000052500.
4. Easement/right-of-way to BellSouth as recorded in Instrument Number 20060125000041030.
5. Restrictive covenant as recorded in Instrument Number 20060726000359530 and Instrument Number 20060918000461860.
6. Mineral and mining rights
7. Restrictions as shown on recorded plat.
8. 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. 20110506000137690, 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 \$142,800.00 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 \$142,800.00 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.





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IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 16th day of November, 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 16th day of November, 2011.

NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2011-002294

MY COMMISSION EXPIRES NOVEMBER 12, 2013

A110K4Q