



20120302000075160 1/2 \$103.50
Shelby Cnty Judge of Probate, AL
03/02/2012 12:59:24 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:
PENSCO Trust Company, Custodian FBO
Dana P. Bryant IRA

*560 MISSION STREET
SUITE 1300
SAN FRANCISCO, CA. 94105-2902*

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Eighty-eight thousand five hundred and 00/100 Dollars (\$88,500.00) 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 Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto PENSCO Trust Company, Custodian FBO Dana P. Bryant IRA, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 283, according to the Survey of Waterford Village Sector 3 as recorded in Map Book 31, Page 135 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 Shelby County as recorded in Deed Book 240 page 36.
4. Restrictive covenant as recorded in Book 2002, Page 59257.
5. Terms and conditions as recorded in Instrument Number 1995-1640
6. Terms, conditions and restrictions as set out in the Articles of Incorporation of the Waterford Home Owners Association as recorded in Instrument Number 2001-12817
7. Terms, conditions and restrictions as set out in the Articles of Organization of Waterford, LLC recorded in Instrument Number 1999-49065
8. Grant to the State of Alabama for railroad as recorded in Real Volume 278, page 5.
9. Declaration of Restrictions, Covenants and Easements, as recorded in Instrument Number 2000 page 40215 and amended in Instrument Number 2001 12819
10. Ordinance with City of Calera as recorded in Instrument Number 2000-0006
11. Release of damages as recorded in Instrument Number 1995-1640 and Real 345 page 744
12. Mineral and mining rights as recorded in Instrument No. 1995-1640 and Real 345, Page 744
13. Restrictions as shown on recorded plat.
14. 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. 20110623000183880, 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 \$106,200.00 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 \$106,200.00 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.



Shelby County, AL 03/02/2012
State of Alabama
Deed Tax: \$88.50

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 27th day of February, 2012.

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 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, 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 27th day of February, 2012.


NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

MY COMMISSION EXPIRES JANUARY 14, 2014

2011-003251

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