

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

Send Tax Notice to:
Maximino Garcia

929 3rd AVE. SW
ALABASTER AL 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Fifteen thousand and 00/100 Dollars (\$15,000.00) 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 Maximino Garcia, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

A part of Lot 3 Block 5 of Aldmont Subdivision as recorded in Map Book 3, Page 3, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

The Point of Beginning being the Northwest corner of Lot 3 Block 5 and an iron pin found; thence run South along the West line of said lot for a distance of 317.00 feet to an iron pin set; thence deflect an angle left of 85 degrees 41 minutes 09 seconds and run Easterly along the South line of said Lot for a distance of 209.84 feet to an iron pin set; thence deflect an angle left of 92 degrees 43 minutes 50 seconds and run Northerly for a distance of 50.00 feet to an iron pin set; thence deflect an angle right of 92 degrees 43 minutes 50 seconds and run Easterly for a distance of 59.00 feet to an iron pin set; thence deflect an angle left of 92 degrees 43 minutes 50 seconds and run Northerly for a distance of 50.00 feet to an iron pin set; thence deflect an angle right of 92 degrees 43 minutes 50 seconds and run 80.00 feet to an iron pin set, said point lying on the West right of way of Davis-Hawkins (Prentice Street) having a 30.00 feet right of way; thence deflect an angle left of 92 degrees 43 minutes 50 seconds and run Northerly along said right of way for a distance of 205.46 feet to an iron pin set; thence deflect an angle left of 87 degrees 16 minutes 10 seconds and leaving said right of way run Westerly for a distance of 164.00 feet to an iron pin set; thence deflect an angle right of 87 degrees 16 minutes 10 seconds and run Northerly for a distance of 11.00 feet to an iron pin set; thence deflect an angle left of 87 degrees 16 minutes 10 seconds and run Westerly and along the North line of said Lot for a distance of 193.61 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 Grantee herein assume and agree to pay.
3. Restrictions as shown on recorded plat.
4. 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 Inst. No. 20111213000376880, 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 \$18,000.00 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 \$18,000.00 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 Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 9th day of March, 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 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 9th day of March, 2012.



NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

MY COMMISSION EXPIRES NOVEMBER 12, 2013

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