

20120313000087010 1/3 \$123.00
Shelby Cnty Judge of Probate, AL
03/13/2012 12:16:21 PM FILED/CERT

SPECIAL WARRANTY DEED			
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS: \$105,000.00			
SOURCE OF TITLE: BOOK: _____ PAGE: _____ #201110100032640		THIS INSTRUMENT WAS PREPARED BY Federal National Mortgage Association a/k/a Fannie Mae 7100 E. Pleasant Valley Road Suite 100 Independence, OH 44131 216-520-0050	
116060AL			
ADDRESS NEW OWNER(S) AS FOLLOWS: James L. Keating, Trustee of the James L. Keating Revocable Trust (NAME) 1436 Whirlaway Court (ADDRESS) Helena AL 35080 (CITY) (STATE) (ZIP)		SEND TAX BILLS TO: James L. Keating, Trustee (NAME) 1765 K-18 (ADDRESS) Birmingham, KS 67422 (CITY) (STATE) (ZIP)	MAP-PARCEL NUMBERS 13-6-23-2-001-005.019

For and in consideration of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, by the grantor, **Federal National Mortgage Association a/k/a Fannie Mae**, said grantor does hereby grant, bargain, sell, and convey unto **James L. Keating, Trustee of the James L. Keating Revocable Trust**, and his heirs or assigns, subject to covenants and restrictions of record and matters an accurate survey would reveal, that certain tract or parcel of land in **Shelby** county, state of Alabama, described as follows to-wit:

SEE ATTACHED EXHIBIT "A"

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations; 7) Mineral reservations of record, if any.

unimproved ☐

This is ☒ property, known as 1436 Whirlaway Court Helena 35080
improved
(House Number, (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee **James L. Keating, Trustee of the James L. Keating Revocable Trust**, and his assigns, forever.

Said **Federal National Mortgage Association a/k/a Fannie Mae**, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

Grantee herein shall be prohibited from conveying captioned property for a sale price of greater than **\$126,000.00** 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 **\$126,000.00** 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.

Shelby County, AL 03/13/2012
State of Alabama
Deed Tax: \$105.00



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IN WITNESS WHEREOF, the said Federal National Mortgage Association a/k/a Fannie Mae, has executed this deed
this 18th day of January, 2012.

Federal National Mortgage Association a/k/a Fannie Mae

Name:

Diane E. Sanders

Title:

Asst. Vice President

TEXAS

STATE OF _____

COUNTY OF _____

DALLAS

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared **Diane E. Sanders**, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the **Asst. Vice President** of said **Federal National Mortgage Association a/k/a Fannie Mae**, the within named bargainer, and that he/she being authorized so to do, executed the foregoing instrument for the purposed therein.

Witness my hand and Notarial Seal this 18th day of January, 2012.

Notary Public

My Commission expires: _____

RETURN TO:



Resource Title Gulf States-Alabama, LLC
7100 E Pleasant Valley Rd #100
Independence, OH 44131

116060AL

Property: 1436 Whirlaway Court,
Helena, AL 35080

Resource Title National Agency, Inc.

7100 E. Pleasant Valley Road

Suite 100

116060AL

Independence, Ohio 44131

EXHIBIT "A"

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Situated in Shelby County, Alabama, to-wit:

Lot 19, according to the Survey of Dearing Downs Fourth Addition as recorded in Map Book 9, Page 179, in the Probate Office of Shelby County, Alabama.

Being the same conveyed to Federal National Mortgage Association by virtue of a Foreclosure Deed from Aaron Nelson, as Auctioneer and Attorney-in-Fact, dated October 26, 2011 filed for record on November 1, 2011 in Instrument No. 20111101000326640, said Probate Office, Jefferson County, Alabama.