



20120328000106610 1/2 \$102.00
Shelby Cnty Judge of Probate, AL
03/28/2012 03:21:51 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:
Rebecca Guthrie

133 Fairview Lane
Montevallo, AL 35115

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Eighty-seven thousand and 00/100 Dollars (\$87,000.00) 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 Rebecca Guthrie, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 44, according to the Survey of Fairview, as recorded in Map Book 22, 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 Alabama Power Company as recorded in Volume 146, page 388 and Volume 133, page 362.
4. Easement/right-of-way to Shelby County as recorded in Volume 242, page 122 and Volume 243, page 320.
5. Restrictive covenant as recorded in Instrument Number 1997-23159.
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. 20111018000309950, in the Probate Office of Shelby County, Alabama.

\$87,000.00 consideration paid in cash.

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 \$104,400.00 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 \$104,400.00 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 21st 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 Caroline E. Walker, 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, her, 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 21st day of March, 2012.



NOTARY PUBLIC

My Commission expires:


AFFIX SEAL

2011-004441

MY COMMISSION EXPIRES NOVEMBER 12, 2013

A111F6V

Shelby County, AL 03/28/2012
State of Alabama
Deed Tax: \$87.00


20120328000106610 2/2 \$102.00
Shelby Cnty Judge of Probate, AL
03/28/2012 03:21:51 PM FILED/CERT