

This instrument prepared by:
Jeff G. Underwood, Attorney

Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Paul Brooks Brown, and any successors, as
trustee of Trust Estate "B" under the Last
Will and Testament of Mary Lee Brown

2280 Salem Road
Montevallo AL 35115

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred forty thousand and 00/100 Dollars (\$140,000.00) to the undersigned, Federal National Mortgage Association aka Fannie Mae, 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 Paul Brooks Brown, and any successors, as trustee of Trust Estate "B" under the Last Will and Testament of Mary Lee Brown, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

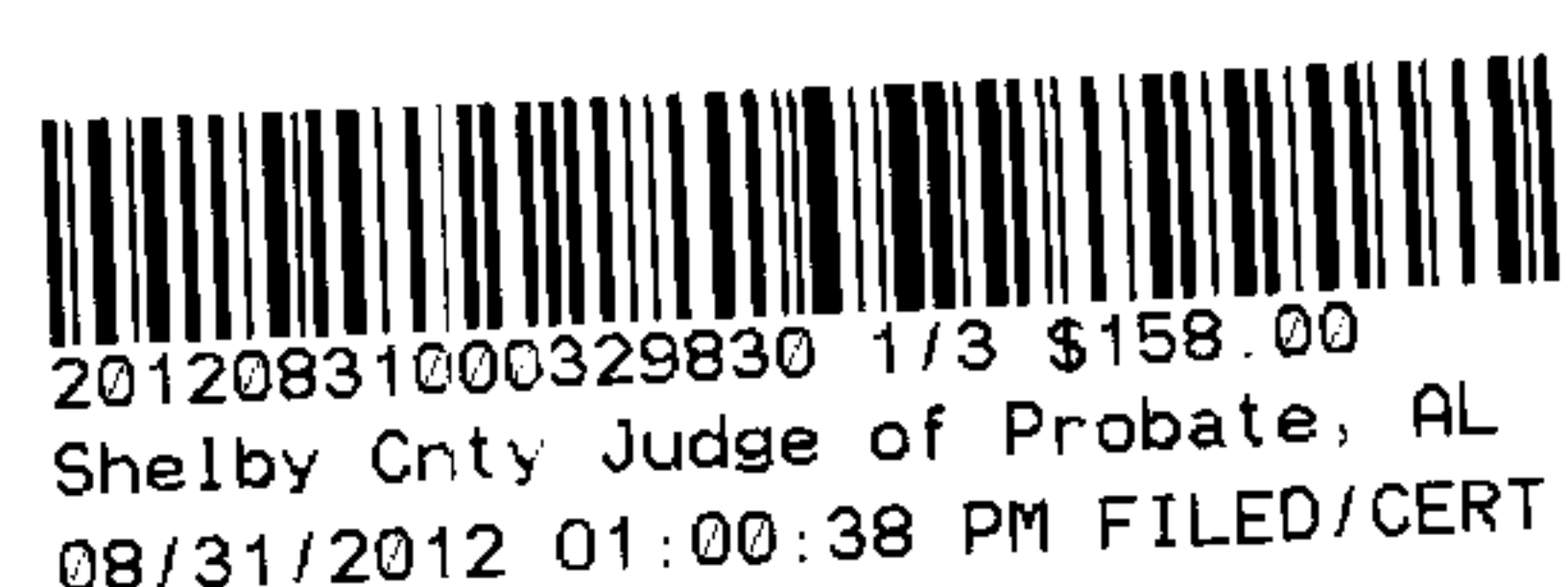
Commence at the Northeast corner of the Southwest Quarter of the Northwest Quarter of Section 1, Township 22 South, Range 4 West, Shelby County, Alabama, and run thence Southerly along the East line of said Quarter-Quarter section a distance of 647.70 feet to a point; thence turn 91 degrees 00 minutes 09 seconds right and run Westerly 319.35 feet to the Point of Beginning of the property being described; thence turn 00 degrees 01 minutes 54 seconds right and continue Westerly 210.00 feet to a point; thence turn 89 degrees 36 minutes 53 seconds right and run Northerly 210.00 feet to a point; thence turn 90 degrees 23 minutes 07 seconds right and run Easterly 210.00 feet to a point; thence turn 89 degrees 36 minutes 48 seconds right and run Southerly 210.00 feet to the Point of Beginning.

Also a fifteen foot wide (15.0 feet) access easement for ingress and egress to the above property and described as follows:

Commence at the Northeast corner of the Southwest Quarter of the Northwest Quarter of Section 1, Township 22 South, Range 4 West, Shelby County, Alabama, and run thence Southerly along the East line of said Quarter-Quarter section a distance of 647.70 feet to a point; thence turn 91 degrees 00 minutes 09 seconds right and run Westerly 319.35 feet to the Point of Beginning of the property being described; thence turn 00 degrees 01 minutes 54 seconds right and continue Westerly 210.00 feet to a point; thence turn 89 degrees 36 minutes 53 seconds right and run Northerly 210.00 feet to a point; thence turn 90 degrees 23 minutes 07 seconds right and run Easterly 210.00 feet to the Point of Beginning of the proposed easement being described; thence turn 90 degrees 23 minutes 12 seconds left and run Northerly 197.00 feet to a point on the South margin of Shelby County Highway No. 22; thence turn 90 degrees 00 minutes 00 seconds left and run Westerly 15.0 feet to a point; thence turn 90 degrees 00 minutes 00 seconds left and run Southerly 197.01 feet to a point on the North line of subject property; thence run 89 degrees 36 minutes 48 seconds left and run Easterly 15.0 feet to the Point of Beginning and the End of Easement description. This is an existing 10.00 foot wide gravel driveway centered within this proposed easement. According to the survey of Joseph E. Conn, Jr., Alabama PLS # 9049, dated August 27, 1996.

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. Rights of others in and to the use of easement.
4. Mineral and mining rights excepted.
5. 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 Number: 20120611000204920, 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 \$174,000.00 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 \$174,000.00 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 29th day of August, 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 Federal National Mortgage Association aka Fannie Mae, 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 29th day of August, 2012.


NOTARY PUBLIC

My Commission expires:


AFFIX SEAL

MY COMMISSION EXPIRES JANUARY 14, 2014

2012-001805

A120XGP

Shelby County, AL 08/31/2012
State of Alabama
Deed Tax: \$140.00


20120831000329830 2/3 \$158.00
Shelby Cnty Judge of Probate, AL
08/31/2012 01:00:38 PM FILED/CERT





20120831000329830 3/3 \$158.00
Shelby Cnty Judge of Probate, AL
08/31/2012 01:00:38 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name _____
Mailing Address FNMA
c/o Srote Permutt

Grantee's Name Trust B. Underhill of
Mailing Address Mary Lee Brown
2280 Salem Road
Montevallo AL 35115

Property Address 76 Goggins Dr
Montevallo AL 35115

Date of Sale _____

Total Purchase Price \$ 140,000.00

or

Actual Value

\$ _____

or

Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 8/30/12

Unattested

(verified by)

Print

Sign

Christopher R. Smith
(Signature)
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1