20121029000414860 1/3 \$53.00 Shelby Cnty Judge of Probate, AL 10/29/2012 02:01:52 PM FILED/CERT

STATE OF ALABAMA}
COUNTY OF SHELBY}

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that "FANNIE MAE aka FEDERAL"

NATIONAL MORTGAGE ASSOCIATION, organized and existing under the laws of the United States of America", by and through its Attorney-In-Fact, MCFADDEN, LYON & ROUSE, L.L.C., an Alabama Limited Liability Company, the Grantor, for and in consideration of the sum of THIRTY FIVE THOUSAND and 00/100, dollars, (\$35,000.00) hereby acknowledged to have been paid to the said Grantor by IRA INOVATIONS, INC. FBO of William Vest, IRA the Grantee, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee, subject to the provisions hereinafter contained, all that real property in the County of Shelby, State of Alabama, described as follows:

Lots 18 and 19, in Block C. according to the Plat of Wilmont Subdivision recorded in Map Book 3, Page 124, in the Probate Office of Shelby County, Alabama. This property is also known as: 175 Strother St. Montevallo, Al 35115

EXCEPTING THEREFROM such oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith, as have previously been reserved by or conveyed to others; it being the intention of the Grantor to convey to Grantee only the interest Grantor owns therein, if any.

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantee, its successors and assigns, FOREVER.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

- 1. Restrictive covenants, easements, building setback lines, rights of way, prior mineral reservations and notes or restrictions as shown on recorded plat of subdivision, if any applicable to said property of record in the said Probate Court records.
- 2. Any mineral or minerals rights leased, granted or retained by current or prior owners.
- 3. Transmission line permit to Alabama Power Company as recorded in Deed Book 101, Page 170.
- 4. Grantee herein shall be prohibited from conveying the above described property for a sales price of Greater than \$42,000.00, for a period (3) months from this date of this deed. Grantee shall also be prohibited from encumbering said property with a security interest in the principal amount of greater than \$42,000.00, for a period of (3) months from the date of the 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.

Grantee accepts this conveyance with full knowledge of the condition of the improvements located on said property, which property is accepted by grantee in its "AS IS" CONDITION WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed on this the day of _______, 2012.

FANNIE MAE, aka FEDERAL NATIONAL MORTGAGE ASSOCIATION,

By: ____

MCFADDEN, LYON & ROUSE, L.L.C.

As its Attorney-in-Fact

William S. McFadden
Its: Member

STATE OF ALABAMA
COUNTY OF MOBILE

I, the undersigned Notary Public in and for said State and County, hereby certify that William S. McFadden, whose name as Member of MCFADDEN, LYON & ROUSE, L.L.C., an Alabama Limited Liability Company, whose name as Attorney-In-Fact for FEDERAL NATIONAL MORTGAGE ASSOCIATION A/K/A FANNIE MAE, 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 said conveyance, he, in his capacity as Member of MCFADDEN, LYON & ROUSE, L.L.C., in its capacity as such Attorney-In-Fact, executed the same voluntarily for and as the act of said Company on the day the same bears date.

Given under my hand and notarial seal on this the \(\) day of ()c/ble_, 2012.

L. Dent

Notary Public, State of Alabama at Large My Commission Expires: 3013

{SEAL}

Grantee's name and address is:

14221 Dallas Pawy, Ste 1000

Dalks, Tx 75254

This instrument was prepared by:

William S. McFadden, attorney McFadden, Lyon & Rouse, L.L.C. 718 Downtowner Boulevard Mobile, Alabama 36609 (251)342-9172 Grantor's name and address is:
Fannie Mae also known as
Federal National Mortgage Association
14221 Dallas Parkway, Suite 1000
Dallas, Texas 75254

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Real Estate Sales Validation Form

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

Grantor's Na Mailing Address:	me: Fannie Mae 14221 Dallas Pkwy, Ste 1000 Dallas, TX 75254	Grantee's Nat Mailing Address:	me: IRA Innovations, Inc., FBO William Vest, IRA 5184 Caldwell Mill Road, Ste 204-303 Birmingham, AL 35244
Property Address: 175 Strother Street Montevallo, AL 35115		Date of Sale:	17th day of October, 2012
		Total Purchase Price: or	\$35,000.00
		Actual Value:	\$
		Assessor's Market Value	:\$
-	e price or actual value claimed on this for of documentary evidence is not require		owing documentary evidence: (check one)
Bill of S X Sales Co Closing	ontract		
If the convey form is not re	-	n contains all of the required	information referenced above, the filing of this
		Instructions	
Grantor's nat		me of the person or persons co	onveying interest to property and their current
Grantee's na	me and mailing address - provide the nat	me of the person or persons to	whom interest to property is being conveyed.
Property add	lress - the physical address of the proper	ty being conveyed, if availabl	e.
Date of Sale	- the date on which interest to the prope	erty was conveyed.	
Total purcha offered for r	•	ourchase of the property, both	real and personal, being conveyed by the instrument
	ffered for record. This may be evidence		real and personal, being conveyed by the y a licensed appraiser or the assessor's current
the property	4	ged with the responsibility of v	air market value, excluding current use valuation, of valuing property for property tax purposes will be 2-1 (h).
,	hat any false statements claimed on this	form may result in the imposi	nis document is true and accurate. I further tion of the penalty indicated in Code of Alabama
Date: Octobe	er 11, 2012	Print: -	Incia+ficks
T T .		Sign	1710ENACEN
Unattes	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

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Form RT-1

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