

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 [REDACTED] 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 11 day of October, 2012.

**FANNIE MAE, aka FEDERAL
NATIONAL MORTGAGE ASSOCIATION,**

By: [Signature]
MCFADDEN, LYON & ROUSE, L.L.C.
As its Attorney-in-Fact

By: [Signature]
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 11 day of October, 2012.

Carol L. Gent
Notary Public, State of Alabama at Large
My Commission Expires: 3/30/13 {SEAL}

Grantee's name and address is:


14221 Dallas Pkwy, Ste 1000
Dallas, 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


20121029000414860 2/3 \$53.00
Shelby Cnty Judge of Probate, AL
10/29/2012 02:01:52 PM FILED/CERT

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

Grantee's Name: IRA Innovations, Inc., FBO William Vest, IRA
Mailing 5184 Caldwell Mill Road, Ste 204-303
Address: Birmingham, AL 35244

Date of Sale: 17th day of October, 2012

Total Purchase Price: \$35,000.00

or

Actual Value: \$

or

Assessor's Market Value: \$

☐ Bill of Sale
 ☐ Appraisal
☒ Sales Contract
 ☐ Other _____
☐ Closing Statement

Instructions

Form RT-1