

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Stephen P. Shoemaker

*704 Mills Springs Ln
Birmingham AL 35244*

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Fifty-three thousand nine hundred and 00/100 Dollars (\$53,900.00) 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 Stephen P. Shoemaker, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Southeast corner of Section 34, Township 20 South, Range 3 West; thence run West along the south line of Section 34, for 710.67 feet; thence turn an angle to the right of 89 degrees 11 minutes 14 seconds and run North for 144.97 feet to the Point of Beginning; from the Point of Beginning thus obtained continue along the last described course for 94.08 feet; thence turn an angle to the right of 78 degrees 29 minutes 38 seconds and run Northeast along the south line of 13th Street Southwest for 104.06 feet to the Point of Commencement of a curve to the left having a central angle of 22 degrees 34 minutes 43 seconds and a radius of 254.56 feet; thence run along the arc of said curve for a distance of 100.31 feet; thence run along the tangent if extended to said curve along the south line of 13th Street Southwest for 33.75 feet to the intersection of the west line of Allen Street; thence turn an angle to the right of 135 degrees 38 minutes 55 seconds to the tangent of a curve to the left having a central angle of 14 degrees 37 minutes 45 seconds and a radius of 148.10 feet; thence run along the arc of said curve along the West Right of Way of Allen Street for 37.81 feet; thence run along the tangent if extended to said curve in a southerly direction along the West Right of Way for 111.54 feet to the Point of Commencement of a curve to the right having a central angle of 93 degrees 51 minutes 26 seconds and a radius of 25.00 feet; thence run along the arc of said curve along the West and North Right of Way for 40.95 feet; thence run along the tangent if extended to said curve along the North Right of Way of Allen Street for 199.67 feet to the Point of Beginning.

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. Mineral and mining rights excepted.
4. Subject to existing easement, restrictions, setback lines and rights of way, if any of record.
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 20120516000174890, in the Probate Office of Shelby County, Alabama.

\$ 53,900⁰⁰ of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 \$64,680.00 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 \$64,680.00 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 6th day of November, 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 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, 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 6th day of November, 2012.



NOTARY PUBLIC

My Commission expires:

AFFIX SEAL MY COMMISSION EXPIRES JANUARY 14, 2014

2012-001551

A120SV6


20121129000458070 2/3 \$19.00
Shelby Cnty Judge of Probate, AL
11/29/2012 03:03:27 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 Fannie Mae
Mailing Address 14221 Dallas Pkwy
Suite 1000
Dallas TX 75254

Grantee's Name Steven P. Shoemaker
Mailing Address 704 Mills Spring Ln
B'ham AL 35204

Property Address 155 13th St. SW
Alabaster AL 35007

Date of Sale 11-7-12

Total Purchase Price \$ 53,900

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 11-7-12

Print Steven P. Shoemaker

Unattested

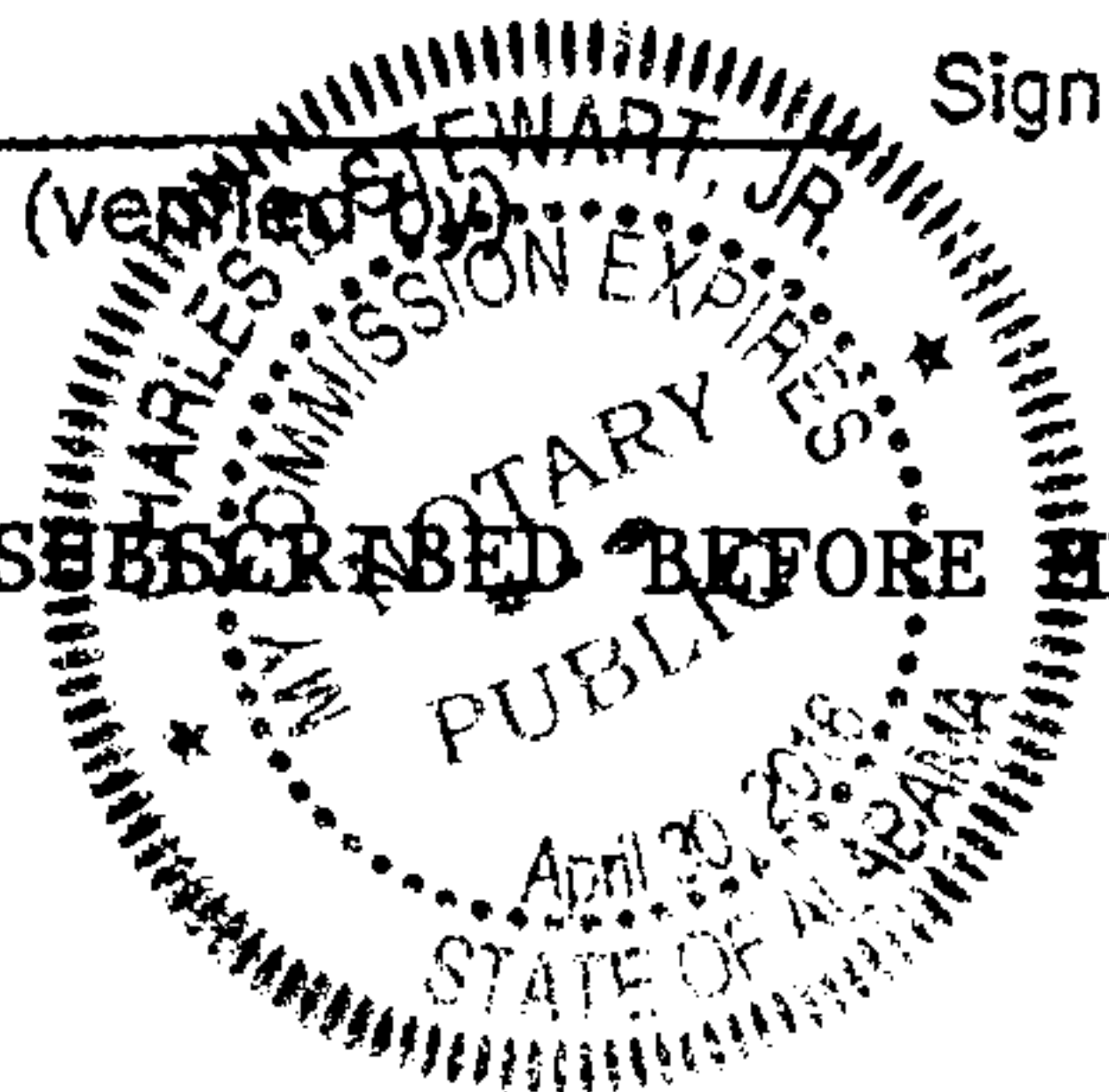
Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

STATE OF ALABAMA

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 7th DAY OF November, 2012.



Steven P. Shoemaker
NOTARY PUBLIC

