

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

Send Tax Notice to:
Stanley Munkus

3080 Mt Olive Rd
Mt Olive AL 35117

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Forty-five thousand and 00/100 Dollars (\$45,000.00) to the undersigned, Fannie Mae a/k/a 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 Stanley Munkus, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the North 1/2 of the SE 1/4 of Section 28, Township 20 South Range 4 West, more particularly described as follows: Commence at the NE corner of the NE 1/4 of the SE 1/4 of said Section 28, and run thence West along North line of the NE 1/4 of the SE 1/4 a distance of 1331 feet to the NW corner of said 1/4-1/4 section thence run South 57 degrees West 340 feet to a point on the South right of way line of Shadescrest Road for the point of beginning of tract herein described; (said point being marked by an iron stake and being the Northernmost corner of Plat 1 of an unrecorded map); from said point of beginning turn left an angle of 32 degrees 52 minutes and run South 24 degrees 16 minutes West along said South right of way line a distance of 140 feet; thence turn an angle to the left of 79 degrees and run 1063.50 feet to the Southeast line of Plot 1, turn left an angle of 100 degrees 51 minutes 90 seconds and run North 24 degrees 16 minutes East along the southeast line of Lot 1 a distance of 35.6 feet to the Easternmost corner of Lot 1; thence turn an angle to the left of 73 degrees 46 minutes and run North 49 degrees 30 minutes West a distance of 1089 feet to the point of beginning; being situated in 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. Subject to easements, rights of way and building lines of record.
4. 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. 20120531000193640, 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 \$54,000.00 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 \$54,000.00 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.

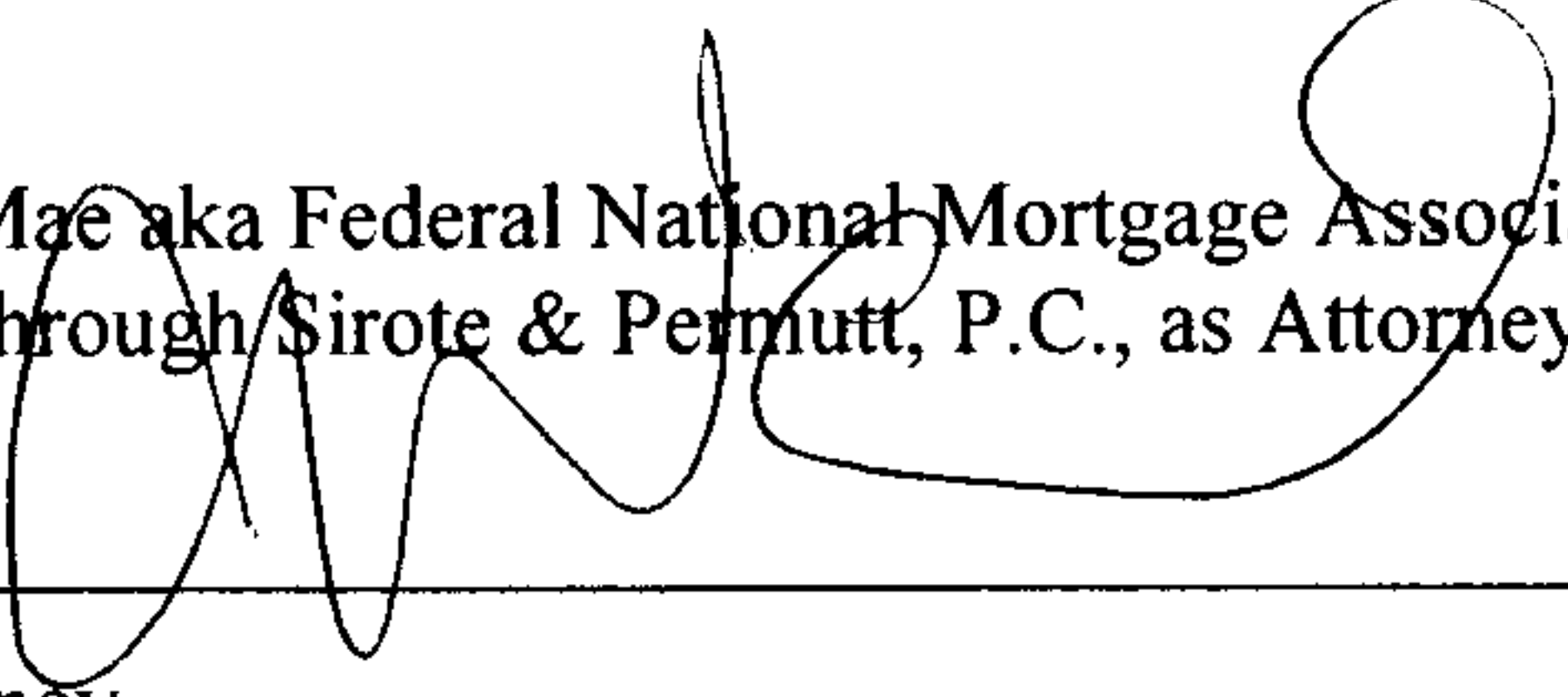
TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.



Shelby County, AL 01/07/2013
State of Alabama
Deed Tax: \$45.00

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 3rd day of January, 2013.

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 a/k/a 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 3rd day of January, 2013.



NOTARY PUBLIC


My Commission expires:

AFFIX SEAL

2012-001440

MY COMMISSION EXPIRES NOVEMBER 12, 2013

A120QC9


20130107000008780 2/3 \$63.00
Shelby Cnty Judge of Probate, AL
01/07/2013 11:47:20 AM 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 a/k/a Federal National
Mortgage Association
Mailing Address 14221 Dallas Parkway, Suite
1000
Dallas, TX 75254

Grantee's Name Stanley Munkus
Mailing Address 3080 Mt. Olive Rd
Mt. Olive Ala.
35112

Property Address 5169 S Shades Crest Rd
Bessemer, AL 35022-4218

Date of Sale 1/4/2013
Total Purchase Price \$45,000.00

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 1/4/2013

☐ Unattested

(verified by)

Print Stanley Munkus

Sign Stanley Munkus
(Grantor/Grantee/Owner/Agent) circle one



20130107000008780 3/3 \$63.00
Shelby Cnty Judge of Probate, AL
01/07/2013 11:47:20 AM FILED/CERT