

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

Send Tax Notice to:

John R. Ellison

Jane C. Ellison

10 Southern Magnolia Lane  
Montevallo AL 35115

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Forty-Seven Thousand Five Hundred And 00/100 (\$47,500.00) to the undersigned, Federal National Mortgage Association a.k.a. 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto John R. Ellison, and Jane C. Ellison, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 7, according to the Map and Survey of Christy Townhomes, as recorded in Map Book 22, Page 73, in the Probate Office of 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 Grantees herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Deed Book 199 page 433.
4. Mineral and mining rights as recorded in Real 210 page 595.
5. Restrictions as shown on recorded plat.
6. 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 20121129000457420, 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 \$57,000.00 for a period of 3 months from the date of the recording of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than \$57,000.00 for a period of 3 months from the date of the recording of this deed. These restrictions shall run with the land and are not personal to grantee.

TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 24th day of January, 2013.

Fannie Mae aka Federal National Mortgage Association  
By and through Sirote & Permutt, P.C., as Attorney in Fact

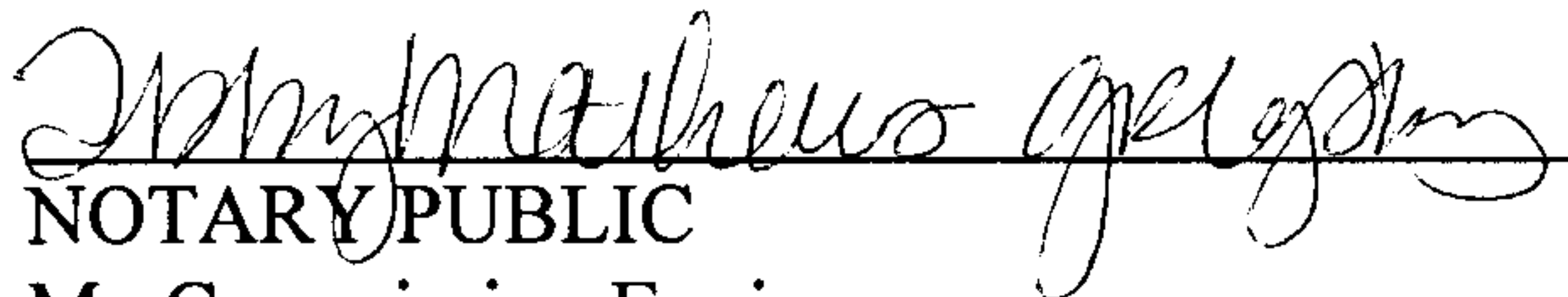
By:   
Its Attorney

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeff G. Underwood, whose name as Attorney of Sirote & Permutt, P.C., as Attorney in Fact for Federal National Mortgage Association a.k.a. 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 24th day of January, 2013.

  
NOTARY PUBLIC  
My Commission Expires:  
AFFIX SEAL

COMMISSION EXPIRES JANUARY 14, 2014

2012-003282

A121VXM

  
20130129000038130 2/3 \$65.50  
Shelby Cnty Judge of Probate, AL  
01/29/2013 11:12:39 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 Federal National Mortgage  
Association a.k.a. Fannie Mae  
Mailing Address 14221 Dallas Parkway, Suite  
1000  
Dallas, TX 75254

Grantee's Name John R. Ellison, Jane C. Ellison  
Mailing Address 10 Southern Magnolia Ln  
Montevallo AL 35115

Property Address 223 Melton Street  
Montevallo, AL 35115

Date of Sale 1/25/2013  
Total Purchase Price \$47,500.00  
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 ☐ Appraisal  
☒ Sales Contract ☐ Other  
☐ Closing Statement

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 1/25/2013

☐ Unattested

(verified by)

Print John Ellison

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

20130129000038130 3/3 \$65.50  
Shelby Cnty Judge of Probate, AL  
01/29/2013 11:12:39 AM FILED/CERT