



20130218000067300 1/3 \$83.50
Shelby Cnty Judge of Probate, AL
02/18/2013 10:17:26 AM FILED/CERT

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

Send Tax Notice to:
Steve Chesser

3834 Highway 11
Pelham AL 35124

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Sixty-Five Thousand Two Hundred And 00/100 (\$65,200.00) 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 Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Steve Chesser, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

A part of Lot 1 of Deer Springs Estates First Addition, as recorded in Map Book 5, Page 55, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: Commence at the most Northerly corner of said Lot 1 of said Subdivision, said point also being on the Southeast right of way line of Shelby County Highway No. 11, said point also being a curve to the left said curve having a radius of 5689.58 feet and a central angle of 00 Degrees 39 Minutes 16 Seconds; thence in a Southwesterly direction along the Northwest line of said Lot 1 along said Southeast right of way line along said curve, a distance of 65.0 feet to the end of said curve and the point of beginning, said point also being on a curve to the left, said curve also having a radius of 5689.58 feet and a central angle of 1 Degree 54 Minutes 5 Seconds; thence continue in a Southwesterly direction along said Northwest line of said Lot 1 along said Southeast right of way line along said curve, a distance of 189.92 feet to the end of said curve, said point also being on the Northwest right of way line of Ruby Drive; thence 90 Degrees 14 Minutes 27.5 Seconds left measured from Tangent of said curve and in a Southeasterly direction along said right of way line a distance of 30.05 feet; thence 54 Degrees 31 Minutes left in an Easterly direction along the South line of said Lot 1 a distance of 188.0 feet; thence 110 Degrees 15 Minutes 53 Seconds left in Northwesterly direction a distance of 140.12 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. Easement/right-of-way to Alabama Power Company as recorded in Deed Book 127 page 399.
4. Easement/right-of-way to Colonial Pipeline as recorded in Deed Book 269 page 531.
5. Mineral and mining rights as recorded in Real 25 page 317.
6. Restrictions as shown on recorded plat.
7. 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 20120809000292600, 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 \$78,240.00 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 \$78,240.00 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.



Shelby County, AL 02/18/2013
State of Alabama
Deed Tax: \$65.50

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 14th day of February, 2013.

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

By: _____

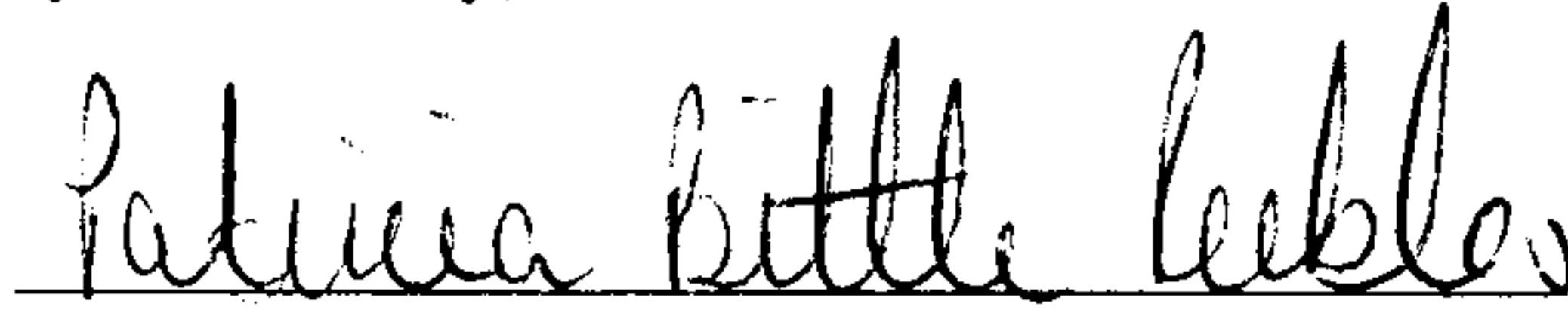
Its Attorney

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 14th day of February, 2013.



NOTARY PUBLIC

My Commission Expires:

AFFIX SEAL

2012-002428

MY COMMISSION EXPIRES NOVEMBER 12, 2013

A121796



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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 Steve Chesser
Mailing Address 25880 Bonito Ave
Orange Beach AL
36561

Property Address 3834 Highway 11
Pelham, AL 35124

Date of Sale 2/15/2013
Total Purchase Price \$65,200.00

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 2/15/2013

☐ Unattested

(verified by)

Print Steve Chesser
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

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