

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

Send Tax Notice to:  
Jonathan B. Nichols

241 Bentmoor Lane  
Helena, AL 35080

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Fifty Thousand Twenty-One And 00/100 (\$150,021.00) 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 Jonathan B. Nichols, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1174, according to the Map of First Addition Old Cahaba Phase III, recorded in Map Book 28, Page 133, 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 Grantee herein assume and agree to pay.
3. Easement/right-of-way to Shelby County as recorded in Real 259, Page 610 and Instrument Number 1999-23334.
4. Restrictive covenant as recorded in Instrument Number 2001-39945.
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 20130122000028450, in the Probate Office of Shelby County, Alabama.

\$153,246.00 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.

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 13th day of March, 2013.

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

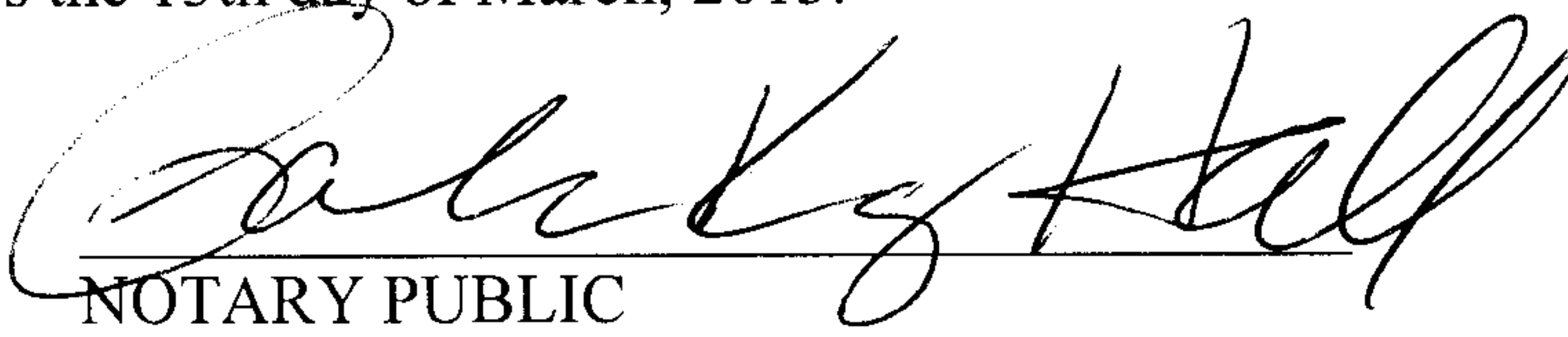
By:   
Its Attorney

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 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, 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 13th day of March, 2013.

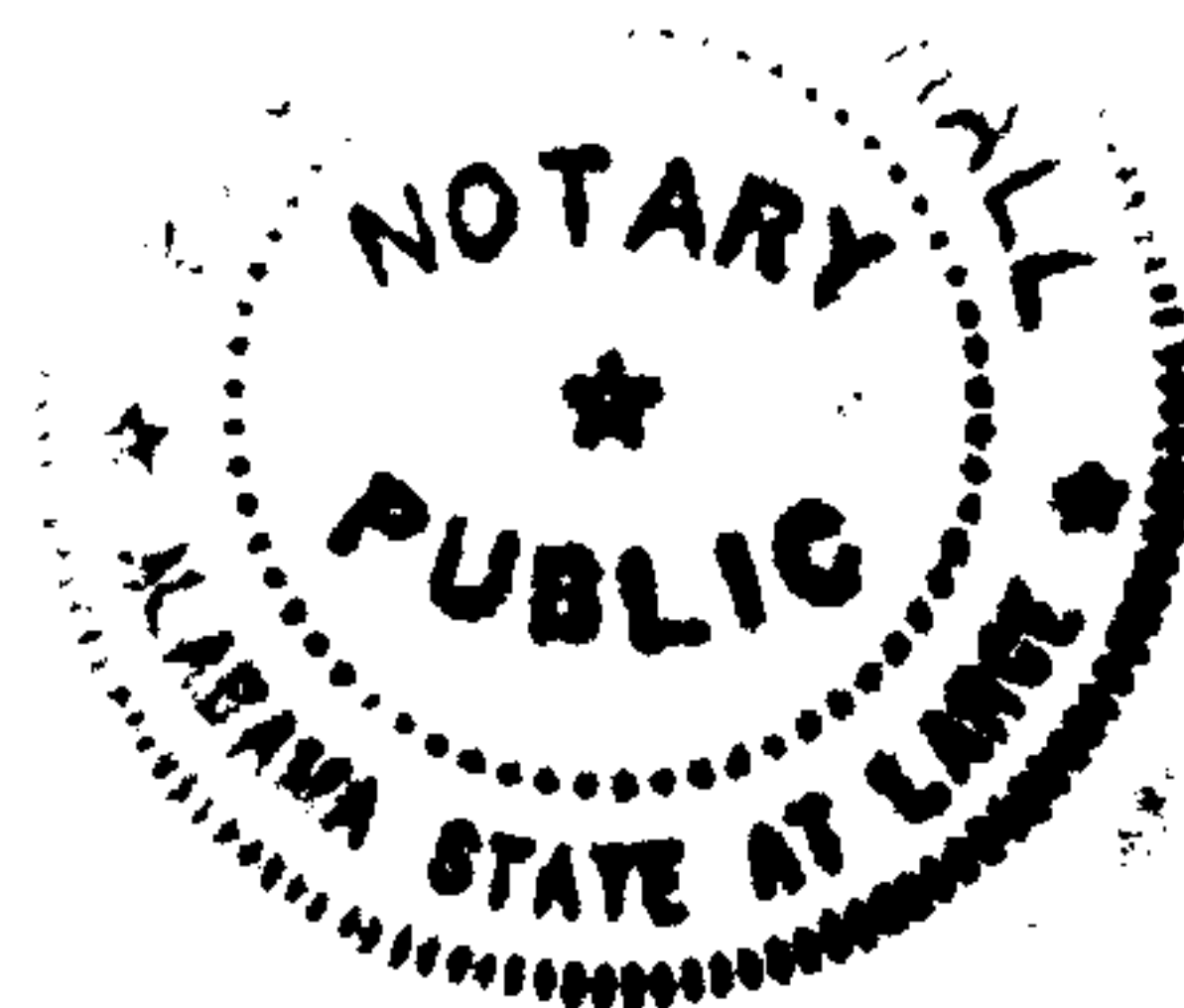
  
NOTARY PUBLIC  
My Commission Expires:  
AFFIX SEAL

2013-000151

MY COMMISSION EXPIRES 08/06/2016

A1301JY

  
20130320000115660 2/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
03/20/2013 10:46:22 AM FILED/CERT



## REAL ESTATE SALES VALIDATION

Grantor's Name & Mailing Address:  
Fannie Mae aka Federal National  
Mortgage Assn.  
14221 Dallas Parkway, Suite 1000  
Dallas, TX 75254

Grantee's Name and Mailing Address:  
Jonathan B. Nichols  
241 Bentmoor Lane  
Helena, AL 35080

Property Address:  
241 Bentmoor Lane  
Helena, AL 35080

Date of Sale: 3/15/2013  
Total Purchase Price: \$150,021.00  
Loan amount: \$153,246.00

The purchase price or actual value claimed on this form can be verified in the HUD-1 Settlement Statement (Closing Statement).

I attest to the best of my knowledge and belief that the information contained in the foregoing 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).

Jonathan B. Nichols

Jonathan B. Nichols  
3/15/2013

Sworn to and subscribed before me on this the 15<sup>th</sup> day of March 2013



[Signature]  
Notary Public  
My commission expires: 8/16/15

20130320000115660 3/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
03/20/2013 10:46:22 AM FILED/CERT