

This instrument prepared by:
Jeff G. Underwood, Attorney

Send Tax Notice to:
Suzanne B. Keating and James L.
Keating, Trustees of the Suzanne B.
Keating Revocable Trust dated October
3, 1990, and any amendments thereto.

Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

1436 Whirlaway Court
Helena AL 35080

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Sixty Thousand And 00/100 (\$60,000.00) 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 Suzanne B. Keating and James L. Keating, Trustees of the Suzanne B. Keating Revocable Trust dated October 3, 1990, and any amendments thereto., (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, Block 3, according to the Survey of Meadowview, First Sector, as recorded in Map Book 6, Page 48, 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 Alabama Power Company as recorded in Volume 151, Page 96; Deed Book 126, Page 174; and Deed Book 112, Page 382.
4. Easement/right-of-way to South Central Bell as recorded in Volume 292, Page 623.
5. Restrictive covenant as recorded in Misc. Book 11, Page 174 and Volume 234, Page 818.
6. 35 foot building line as shown by recorded map.
7. 10 foot easement rear and 5 foot easement south as shown by recorded map.
8. Restrictions as shown on recorded plat.
9. 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 20121210000470830, 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 \$72,000.00 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 \$72,000.00 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 Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 5th day of April, 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.

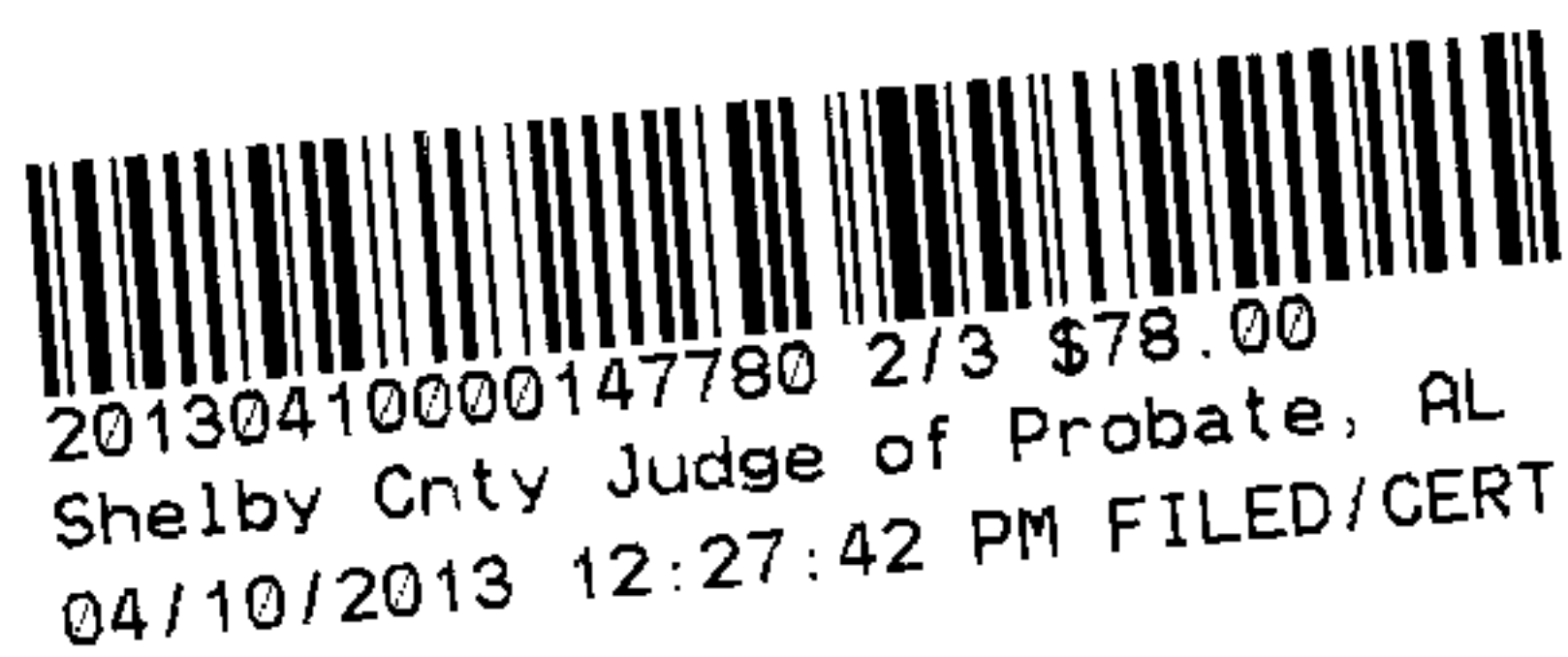
Given under my hand and official seal, this the 5th day of April, 2013.


NOTARY PUBLIC
My Commission Expires:
AFFIX SEAL

2013-000153

MY COMMISSION EXPIRES NOVEMBER 12, 2013

A121WQ3



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

Grantee's Name Suzanne B. Keating and James L. Keating, Trustees of the Suzanne B. Keating Revocable Trust dated October 3, 1990, and any amendments thereto.

Mailing Address 14221 Dallas Parkway, Suite 1000
Dallas, TX 75254

Mailing Address 1436 Wh. Laway Ct
Helena AL 35080

Property Address 102 Meadowlark Place
Alabaster, AL 35007

Date of Sale 4/9/2013
Total Purchase Price \$60,000.00

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 4/9/2013

☐ Unattested

(verified by)

Print Suzanne B. Keating Revocable Trs

Sign James L. Keating, Trustee
(Grantor/Grantee/Owner/Agent) circle one
Trustee



20130410000147780 3/3 \$78.00
Shelby Cnty Judge of Probate, AL
04/10/2013 12:27:42 PM FILED/CERT

Form RT-1