

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

Send Tax Notice to:  
Carolyn Lavender Jeff

747 Old Cahaba DRIVE  
Helena AL 35080

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Twenty Thousand And 00/100 (\$120,000.00) 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 Carolyn Lavender Jeff, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 86, according to the Survey of Braelinn Village, Phase I, as recorded in Map Book 11, Page 100, in the Probate Office of Shelby County, Alabama.

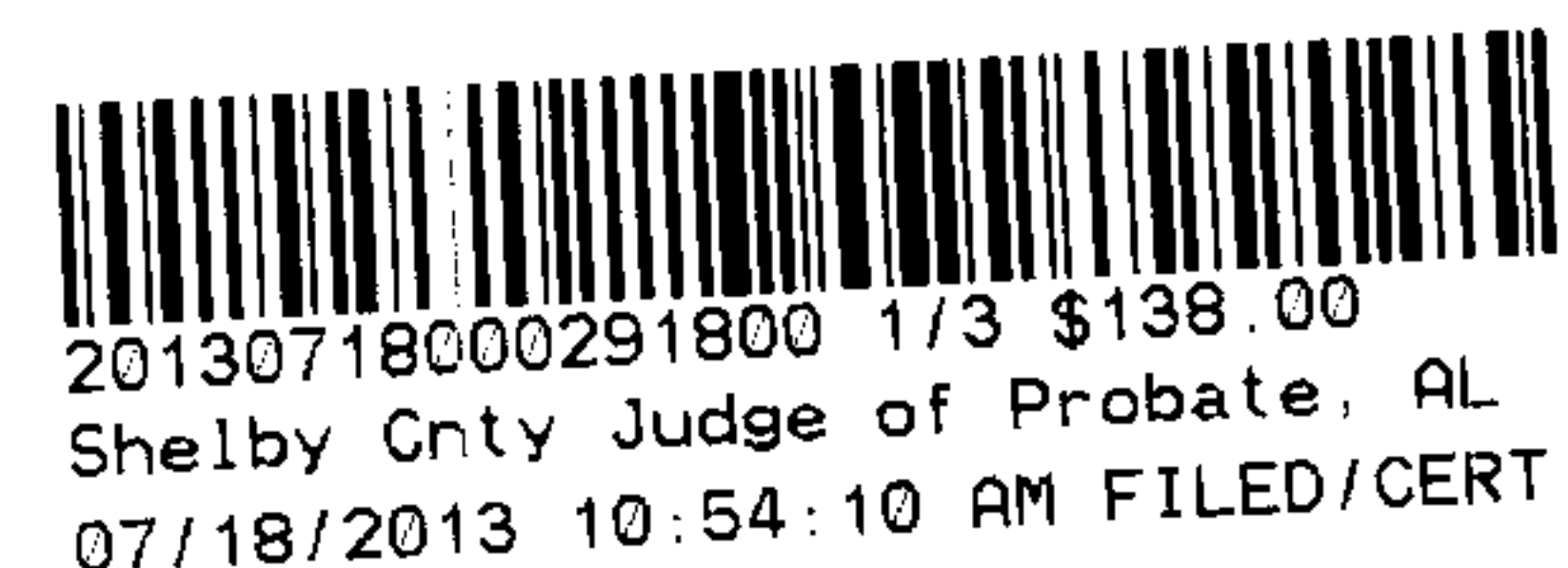
Subject to:

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 Real Volume 358, Page 832 and Real Volume 220, Page 449.
4. Restrictive covenant as recorded in Real Volume 166, Page 77; Real Volume 174, Page 781; Real Volume 298, Page 900; and Real Volume 298, Page 945.
5. Agreement with Alabama Power Company as recorded Real Volume 166, Page 64 and Book 298, Page 245
6. 15 foot building line from the front lot line and a 5 foot utility and drainage easement along the rear lot line and a 5 foot utility and drainage easement along both side lot lines, as set out on recorded maps.
7. Subject to existing easements, restrictions, set-back lines, rights-of-ways, limitations, if any.
8. Articles of Incorporation of Braelin Village HOA Inc. in Book 43, Page 385
9. Restrictions as shown on recorded plat.
10. 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. 20130122000028460, 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.

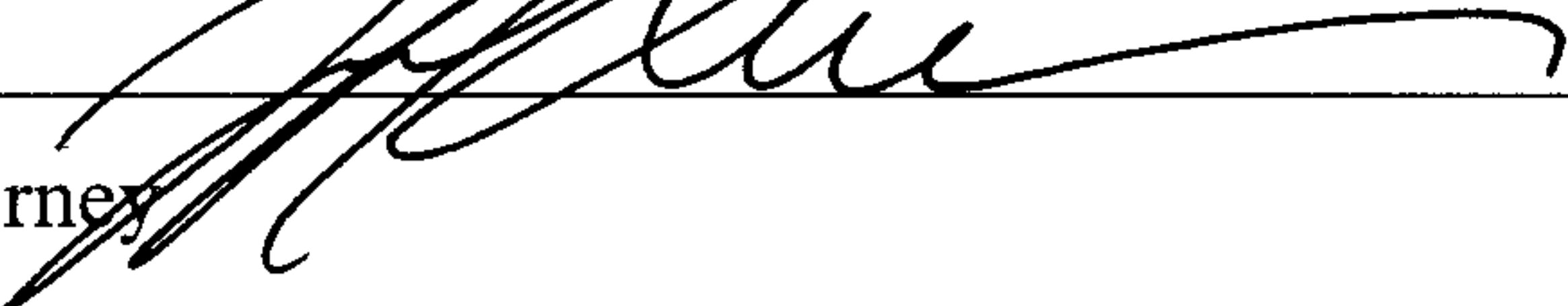
Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than \$144,000.00 for a period of 3 months from the date of the recording of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than \$144,000.00 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 15th day of July, 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 15th day of July, 2013.

  
NOTARY PUBLIC  
My Commission Expires:  
AFFIX SEAL

2013-000319

MY COMMISSION EXPIRES 03/07/2017

A13024S

  
20130718000291800 2/3 \$138.00  
Shelby Cnty Judge of Probate, AL  
07/18/2013 10:54:10 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 Carolyn Lavender Jeff  
Mailing Address 747 Old Cahaba DR  
Helena AL 35080

Property Address 3019 O'Connor Ct N  
Helena, AL 35080

Date of Sale 7/17/2013  
Total Purchase Price \$120,000.00  
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 ☐ 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 7/17/2013

☐ Unattested

(verified by)

Print CAROLYN LAVENDER JEFF

Sign Carolyn Lavender Jeff  
(Grantor/Grantee/Owner/Agent) circle one

20130718000291800 3/3 \$138.00  
Shelby Cnty Judge of Probate, AL  
07/18/2013 10:54:10 AM FILED/CERT