

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

Send Tax Notice to:  
Tom Dyer  
Charlotte Dyer

210 Bacon Dr  
Chelsea AL 35043

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Nine Thousand Eleven And 00/100 (\$109,011.00) 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Tom Dyer, and Charlotte Dyer, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

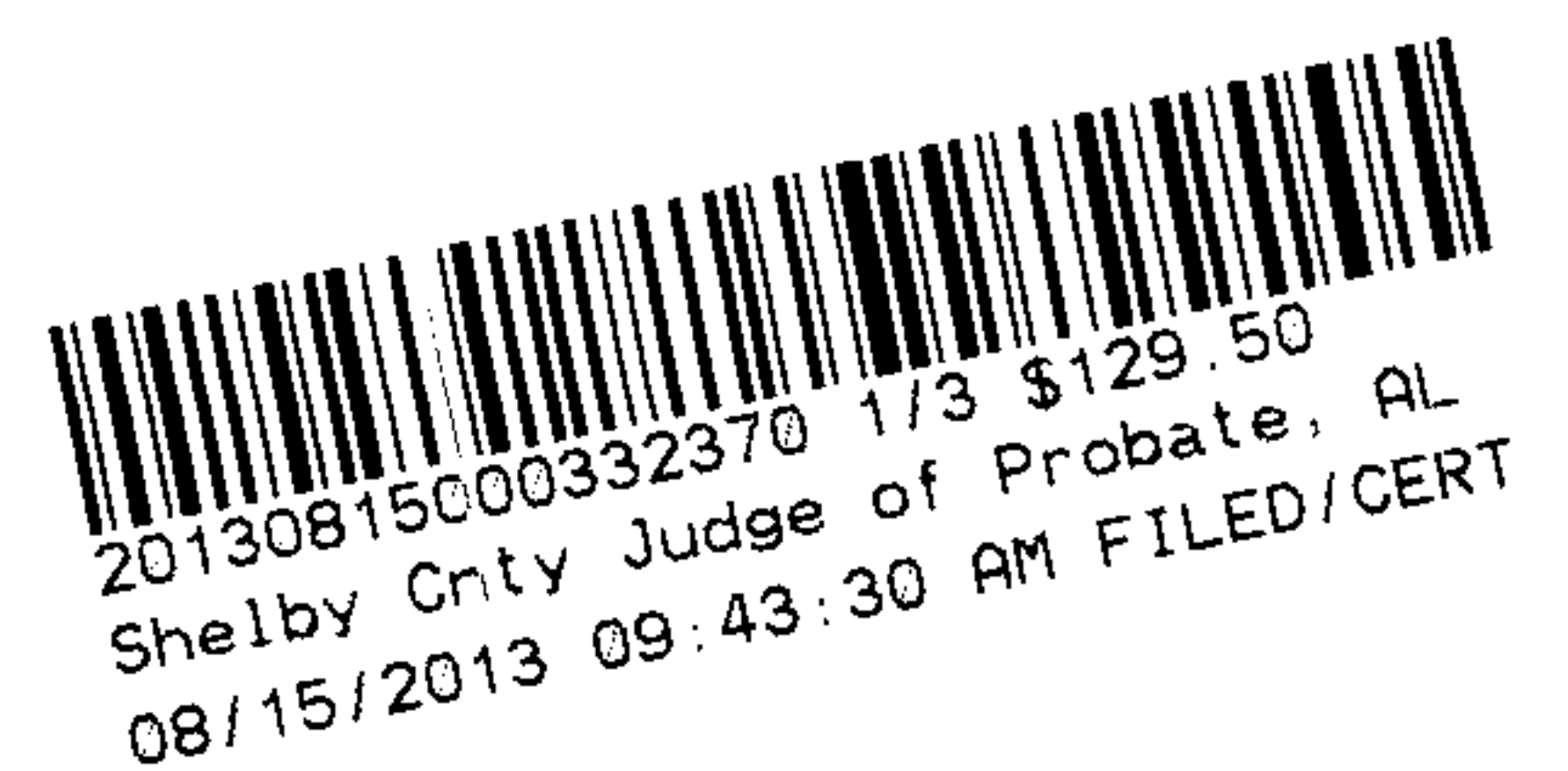
Parcel I: Lot 4, Resurvey of Lots 5, 6, and parts of Lots 7 and 8, Dunham Farms, as recorded in Map Book 6, Page 85, in the Office of the Judge of Probate, Shelby County, Alabama, Less and Except the following described part of Lot 4, being more particularly described as follows: Beginning at the Northeast corner of said Lot 4, run in a Northwesterly direction along the Northeast line of said Lot 4 for a distance of 137.10 feet; thence angle to the left of 172 degrees 33 minutes and run in a Southeasterly direction for a distance of 145.79 feet to a point on the East line of said Lot 4; thence turn an angle to the Left and run in a Northeasterly direction along said East line of said Lot 4 for a distance of 20.42 feet to the Point of Beginning.

Parcel II: A part of Lot 3, Resurvey of Lots 5, 6 and parts of Lots 7 and 8, Dunham Farms, as recorded in Map Book 6, Page 85, in the Office of the Judge of Probate, Shelby County, Alabama, said part of Lot 3 being more particularly described as follows: From the Southeast corner of said Lot 3, run in a Northwesterly direction along the South line of said Lot 3 for a distance of 137.10 feet to the Point of Beginning; thence turn an angle to the Right of 62 degrees 33 minutes and run in a Northerly direction for a distance of 24.57 feet; thence turn an angle to the left of 70 degrees 38 minutes and run in a Northwesterly direction for a distance of 155 feet to the Southwesterly corner of said Lot 3, also being a point on the East Right-of-Way line of Dunham lane; thence turn an angle to the left and run in a Southeasterly direction along the South line of said Lot 3 for a distance of 164.78 feet to the Point of Beginning.

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 Volume 299, Page 899 and Volume 292, Page 107.
4. Easement/right-of-way to South Central Bell Telephone Company as recorded in Volume 291, Page 437.
5. Existing easements, restrictions, setback lines, limitations, right of ways if any, of record.
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 20130226000080650, in the Probate Office of Shelby County, Alabama.

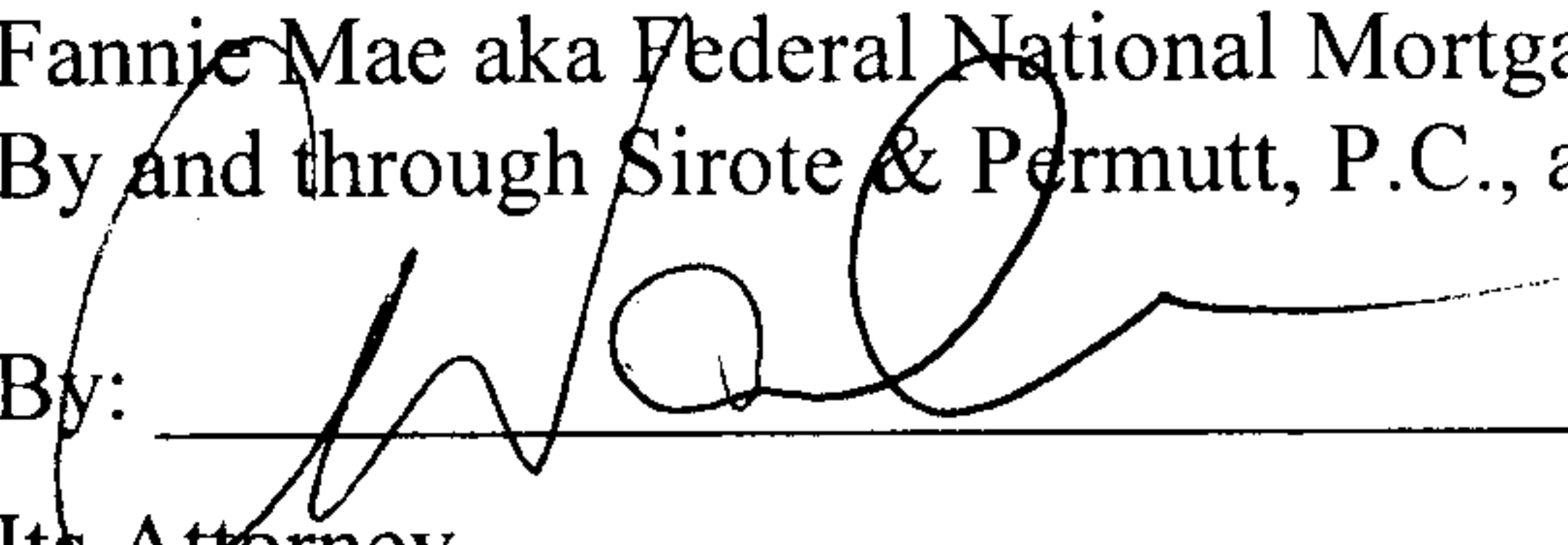
This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.



Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than \$130,813.00 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 \$130,813.00 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 6th day of August, 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 Caroline E. Walker, 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, her, 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 6th day of August, 2013.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires:  
AFFIX SEAL

2013-000369

MY COMMISSION EXPIRES 03/07/2017

A13061H

  
20130815000332370 2/3 \$129.50  
Shelby Cnty Judge of Probate, AL  
08/15/2013 09:43:30 AM FILED/CERT



***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantee's Name Tom Dyer, Charlotte Dyer\_\_

Mailing Address 210 Baron Drive  
Chelsea, AL 35043

Date of Sale 8/9/2013

Total Purchase Price \$109,011.00

or

Actual Value \$

or

Sessor's Market Value \$

☐ 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.

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).

Print Tom Dyer

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



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