

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

Send Tax Notice to:  
Satya Sai Babu Nijampatnam

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Seventy-Six Thousand And 00/100 (\$176,000.00) 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 Satya Sai Babu Nijampatnam, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 128, according to the Final Plat of Arbor Hill Phase IV, as recorded in Map Book 35, Page 52, 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 65, Page 1; Deed Book 332, Page 554 and Instrument Number 2004-12713.
4. Restrictive covenant as recorded in Instrument Number 2003-59578.
5. Mineral and mining rights as recorded in Deed Book 121, Page 294; Deed Book 127, Page 140; Deed Book 9, Page 3021; Deed Book 255, Page 168; Deed Book 6, Page 16; and Deed Book 111, Page 625.
6. Assignment of Developers Rights as recorded in Instrument Number 2002 -30821
7. Agreement with Alabama Power Company as to underground cables as recorded in Real 69, page 455 and Covenants pertaining thereto as recorded in Real 69, page 458
8. Transmission Line permits to Alabama Power Company as recorded in Deed Book 136, page 34; Deed Book 151, page 449; Deed Book 136, page 28; and Deed Book 108, page 363
9. Restrictions as shown on recorded plat.

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 \$211,200.00 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 \$211,200.00 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.

Shelby County, AL 03/04/2014  
State of Alabama  
Deed Tax: \$176.00

  
20140304000059330 1/3 \$196.00  
Shelby Cnty Judge of Probate, AL  
03/04/2014 02:34:25 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 26th day of February, 2014.

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

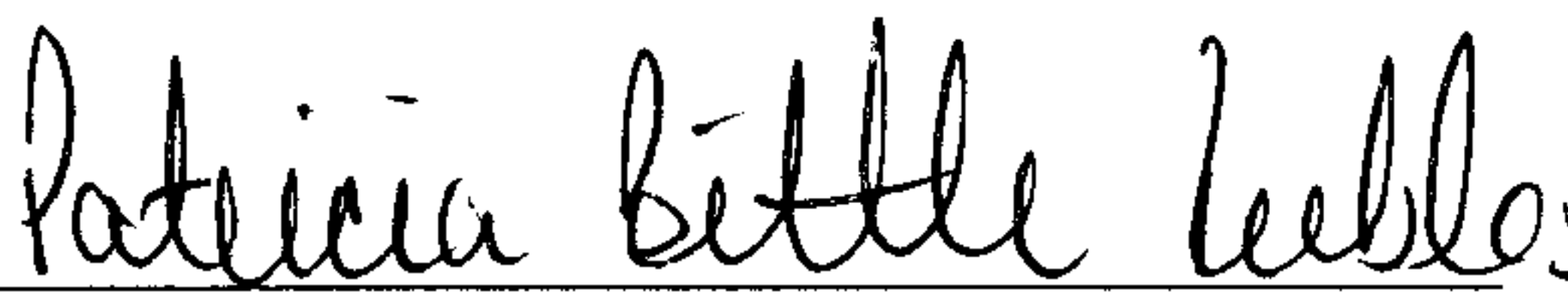
By:   
Its Attorney

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 26th day of February, 2014.


  
NOTARY PUBLIC  
My Commission Expires:  
AFFIX SEAL

2012-002046

**MY COMMISSION EXPIRES 12/26/2017**

A111THG

Seller's Address:  
Fannie Mae  
PO Box 650043  
Dallas, TX 75265-0043

  
20140304000059330 2/3 \$196.00  
Shelby Cnty Judge of Probate, AL  
03/04/2014 02:34:25 PM 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 FNMA  
Mailing Address P.O. Box 650043  
ARLWOS, TX 75465

Grantee's Name SATYA SAI BABU NISAMPOTNAM  
Mailing Address 4524 MAGNOLIA DR.  
BIRMINGHAM, AL 35216

Property Address 2360 ARBOR CLENN  
HOVER, AL 35244

Date of Sale 2/26/14  
Total Purchase Price \$ 176,000.00  
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 2/26/14

Print FRANK STEELER JONES

☐ Unattested

Sign

(verified by)

Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20140304000059330 3/3 \$196.00  
Shelby Cnty Judge of Probate, AL  
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