

This Deed is being re-recorded to reflect correct notary page.



20140430000127880 1/3 \$44.00
Shelby Cnty Judge of Probate, AL
04/30/2014 10:01:17 AM FILED/CERT

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

Send Tax Notice to:
Wei Kong
Zhen Dou
3312 Park Lane Dr.
Hoover AL 35226

SPECIAL WARRANTY DEED



20140808000248960 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
08/08/2014 03:09:52 PM FILED/CERT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Ninety-Five Thousand Five Hundred And 00/100 (\$95,500.00) to the undersigned, Fannie Mae aka 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 Wei Kong, and Zhen Dou, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 5, according to the Survey of Wyndham, Camden Sector, as recorded in Map Book 22, Page 93, 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 Grantees herein assume and agree to pay.
3. Easement/right-of-way to Shelby County as recorded in Deed Book 154 Page 384 and Deed Book 155, page 333.
4. Easement/right-of-way to Town of Helena as recorded in Deed Book 305 Page 394; Deed Book 305 Page 396; Deed Book 305 Page 398; Deed Book 305 Page 400 and Deed Book 305 Page 402.
5. Restrictive covenant as recorded in Instrument #1997-16429 and amended in Instrument #1997-29516.
6. Permit to Alabama Power Company as recorded in Book 130, Page 169.
7. Articles of Incorporation of Wyndham Residential Association, Inc., in instrument No. 1997-21507.
8. Building lines, easements, restrictions, covenants, conditions, reservations and limitations affecting the land.
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. 20131122000459310, in the Probate Office of Shelby County, Alabama.

\$ 71,625.00 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.

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than \$114,600.00 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 \$114,600.00 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.

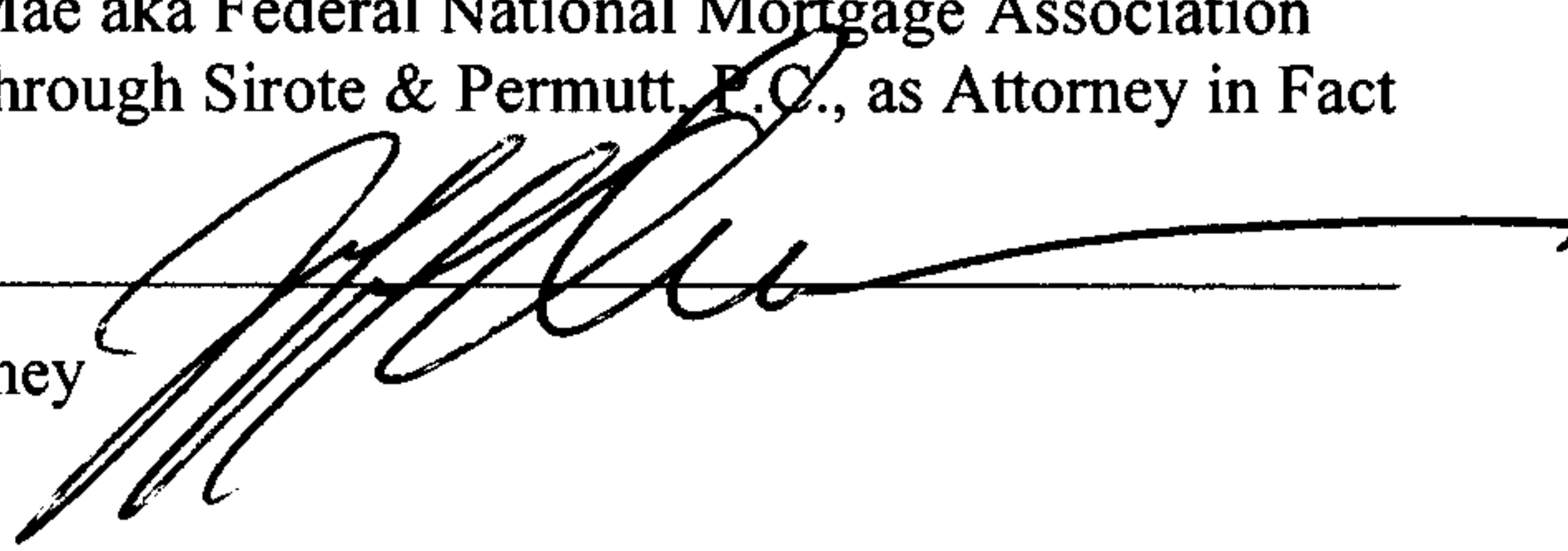
Shelby County, AL 04/30/2014
State of Alabama
Deed Tax: \$24.00

14-0182

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 21st day of April, 2014.

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

By: _____
Its Attorney

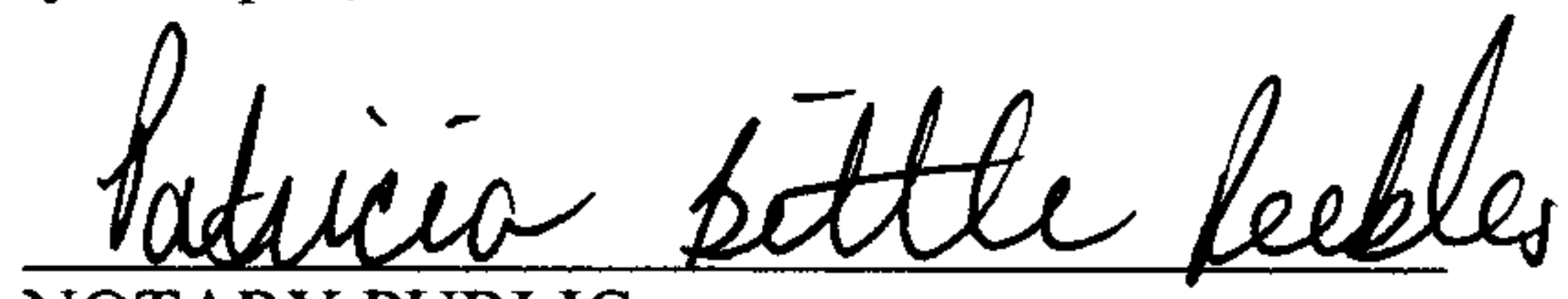


STATE OF ALABAMA

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 aka 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 21st day of April, 2014.

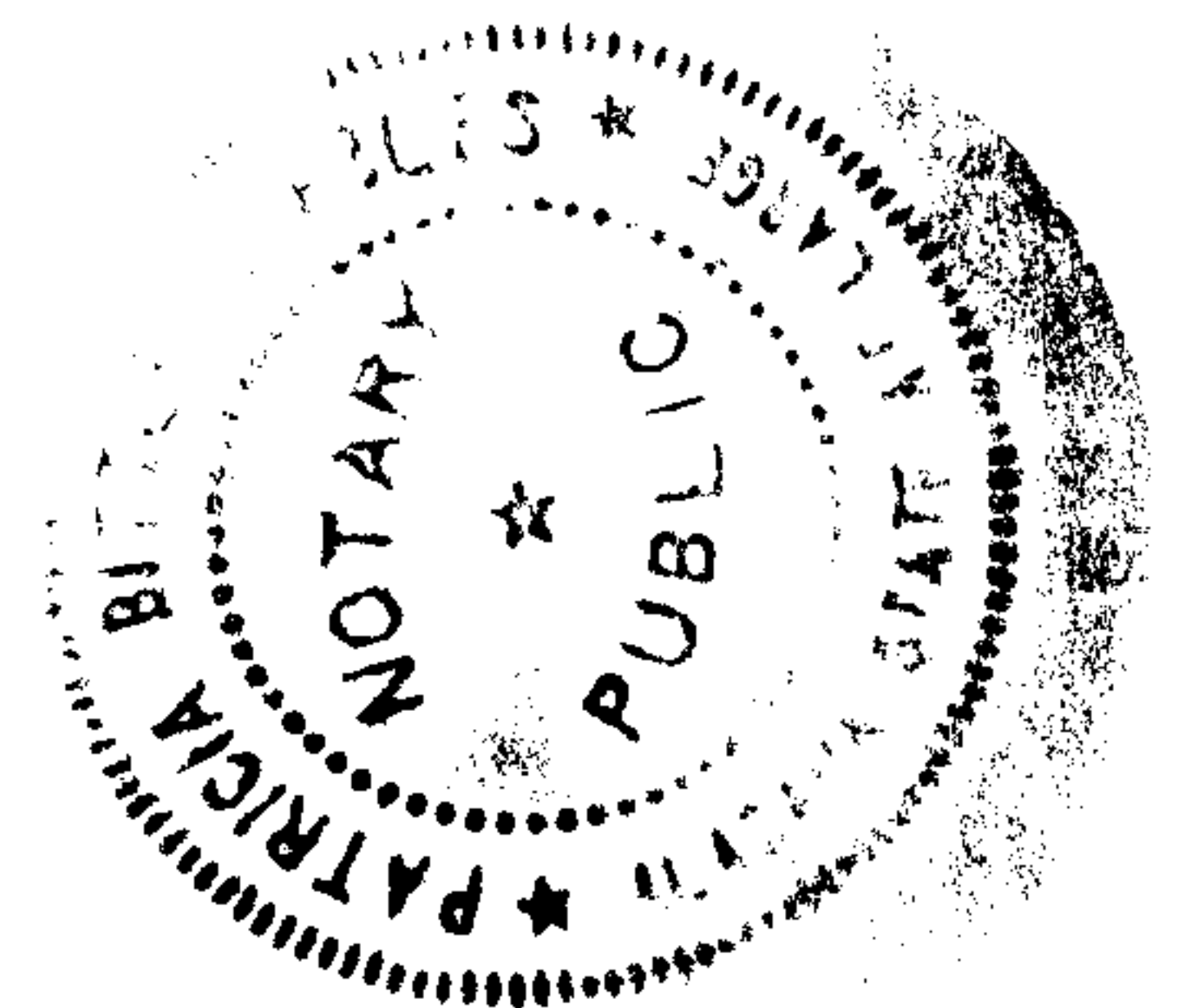

NOTARY PUBLIC
My Commission Expires:
AFFIX SEAL

2013-002343

MY COMMISSION EXPIRES 12/26/2017

A131TCJ

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



20140808000248960 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
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