

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

20140926000303040
09/26/2014 01:24:09 PM
DEEDS 1/4

Send Tax Notice to:
Brandon Cole

46186 Portobello Rd
Bham, AL 35242

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Sixty-Four Thousand Nine Hundred And 00/100 (\$164,900.00) to the undersigned, Fannie Mae aka Federal National Mortgage Association, 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 Brandon Cole, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

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 Deed Book 126 Page 187; Deed Book 185 Page 120; Real 105 Page 861 and Real 167 Page 335.
4. Easement/right-of-way to Bellsouth as recorded in Instrument #20060920000466950 and Instrument #20070125000038780.
5. Easement/right-of-way to Alabama Power Company as recorded in Instrument #20061212000601050; Instrument #20061212000601060; Instrument #20060828000422250; Instrument #20061212000601460; Instrument #20070517000230870 and Instrument #20070517000231070.
6. Restrictive covenant as recorded in Instrument #20070420000184480; 1st Amendment in Instrument #20070508000215560; 2nd Amendment recorded in Instrument #20070522000237580; 3rd Amendment recorded in Instrument #20070606000263790; 4th Amendment recorded in Instrument #20070626000297920; 5th Amendment recorded in Instrument 20070817000390000; 6th Amendment recorded in Instrument #20071214000565780; 7th Amendment recorded in Instrument #20080131000039890; 8th Amendment recorded in Instrument 20080411000148760; 9th Amendment recorded in Instrument #20080514000196360; 10th Amendment recorded in Instrument #20080814000326660; 11th Amendment recorded in Instrument #20081223000473570; 12th Amendment recorded in Instrument #20090107000604030; 13th Amendment recorded in Instrument 20090415000138180 and 14th Amendment recorded in Instrument #20090722000282160..
7. Mineral and mining rights as recorded in Real 41 Page 83 and Deed Book 176 Page 186.
8. Roadway Easement Agreement recorded in Instrument #20051024000550530 and Instrument #20061024000523450.
9. Restrictive use Agreement between J.P.C. Lakeside limited Partnership and Cahaba Beach Investments, LLC recorded in Instrument #20051024000550540 and Instrument #20061024000523460.
10. Easement for grading and slope maintenance recorded in Instrument #20060817000404390.
11. Articles of Incorporation of Edenton Residential Owners Association, Inc. recorded in Instrument #20070425000639250.
12. Restrictions as set out in Real 54 Page 199.
13. Assignment and Conveyance with Development Agreements and Restrictive Covenants recorded in Instrument #20051024000550520.
14. Rights of others in and to the non-exclusive easement as set out in Instrument #20051024000550530.
15. Easements, rights of ways, building lines, covenants, conditions, reservations and limitations affecting the land.
16. Restrictions as shown on recorded plat.

17. 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. 201402200021180, in the Probate Office of Shelby County, Alabama.

\$ 131,920.00 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.

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 24th day of September, 2014.

Fannie Mae aka Federal National Mortgage Association
By and through Sirote & Permut, 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 & Permut, P.C., as Attorney in Fact for Fannie Mae aka Federal National Mortgage Association, 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 association, acting in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 24th day of September, 2014.


NOTARY PUBLIC

My Commission Expires:

AFFIX SEAL

2014-000080

A1402K1

MY COMMISSION EXPIRES 08/06/2016

Seller's Address:

Fannie Mae

PO Box 650043

Dallas, TX 75265-0043

EXHIBIT "A"

Unit 186, Building 46, in Edenton, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Instrument 20070420000134480, in the Probate Office of Shelby County, Alabama, First Amendment to Declaration of Condominium of Edenton as recorded in 20070508000215560, Second Amendment to the Declaration of Condominium of Edenton as recorded in 20070522000237580, Third Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070606000263790, Fourth Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070626000297920, Fifth Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070817000390000 and any amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "C" thereto, and as recorded as the Condominium Plat of Edenton a Condominium, in Map Book 38, page 77, and 1st Amended Condominium Plat of Edenton, a condominium as recorded in Map Book 39, page 4, and any future amendments thereto, Articles of Incorporation of Edenton Residential Owners Association, Inc. as recorded in Instrument 20070425000639250 in the Office of the Judge of Probate of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of Edenton Residential Owners Association Inc. are attached as Exhibit "B" thereto, together with an undivided interest in the Common Elements assigned to said Unit, by said Declaration of Condominium set out in Exhibit "D". Together with rights in and to that certain Non-Exclusive Roadway Easement as set out in Instrument 20051024000550530 in the Office of the Judge of Probate of Shelby County, Alabama.

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1
20140926000303040 09/26/2014 01:24:09 PM DEEDS 4/4

Grantor's Name Fannie Mae aka Federal National
Mortgage Association

Grantee's Name Brandon Cole

Mailing Address Asset Number A1402K1, 14221
Dallas Parkway, Suite 1000
Dallas, TX 75254

Mailing Address 3508 Altabrook Drive
Birmingham, AL 35243

Property Address 46186 Portobello Road
Birmingham, AL 35242

Date of Sale September 26, 2014

Total Purchase Price \$164,900.00

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 - Fannie Mae aka Federal National Mortgage Association, Asset Number
A1402K1, 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254.

Grantee's name and mailing address - Brandon Cole, 3508 Altabrook Drive, Birmingham, AL 35243.

Property address - 46186 Portobello Road, Birmingham, AL 35242

Date of Sale - September 26, 2014.

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.

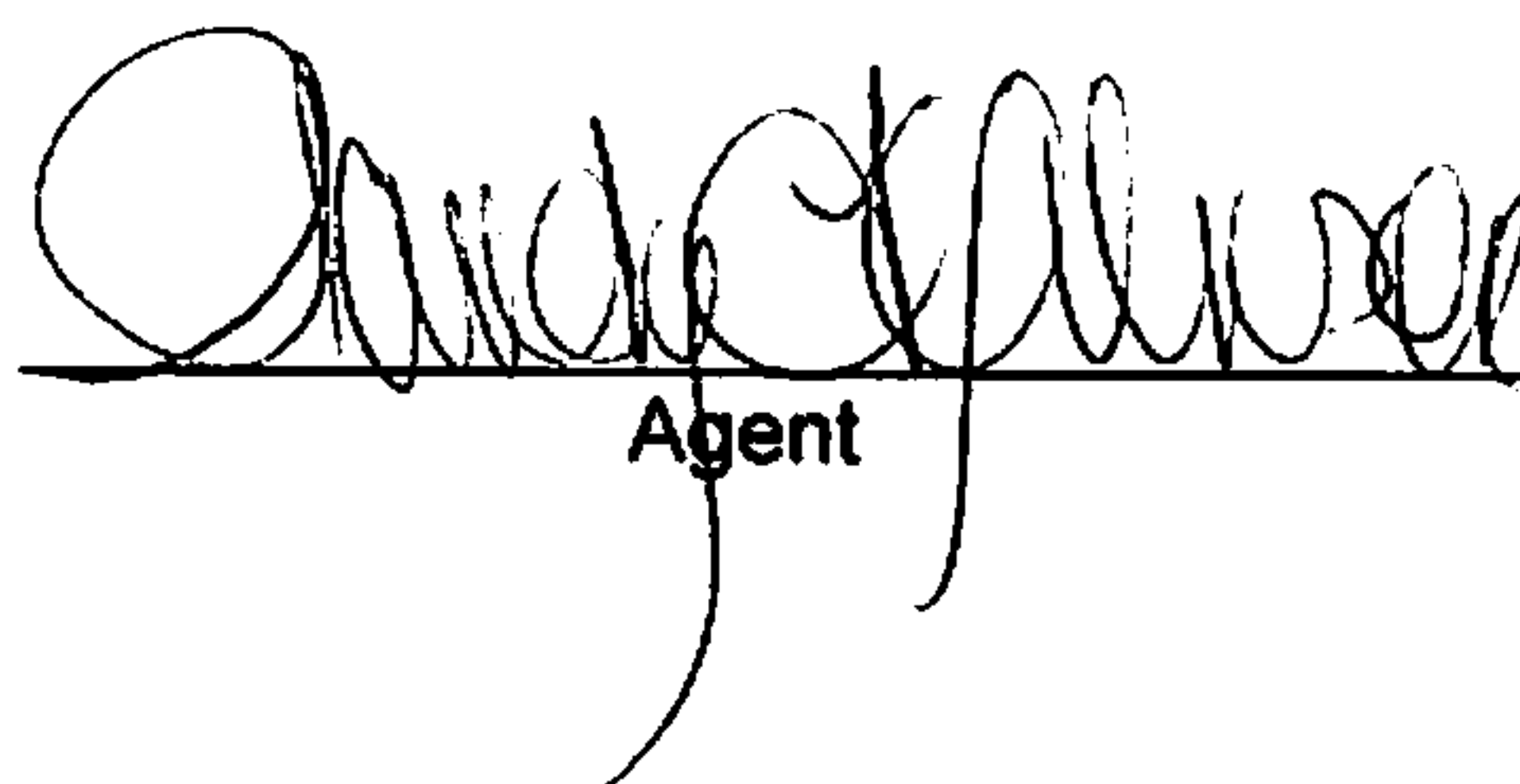
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being
conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed
appraiser or the assessor's current market value.

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 with 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: September 26, 2014

Sign


Agent