

20141021000332560 1/3 \$143.00
Shelby Cnty Judge of Probate: AL
10/21/2014 11:23:41 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:
Conrex Residential Property Group
2013-1, LLC

3 Cordus St
Charleston SC 29401

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Twenty-Three Thousand And 00/100 (\$123,000.00) 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 Conrex Residential Property Group 2013-1, LLC, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 965 according to the Survey of Waterford Highland Sector 4, Phase 2 as recorded in Map Book 36, Page 15A and 15B, 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 and Southern Bell Telephone and Telegraph Company as recorded in Real Volume 2300 Page 867.
4. Easement/right-of-way to Alabama Power Company as recorded in Volume 2877 Page 403; Volume 4156 page 394 and Volume 4220 Page 9.
5. Restrictive covenant as recorded in Instrument #2005-59714.
6. Easements, rights of ways, building lines, restrictions, covenants, conditions, reservations and limitations affecting the land.
7. Easement of varying width on the Northwesterly side of subject property, as shown on recorded map.
8. Easement of varying width on the West side of subject property, as shown on recorded map.
9. 8 foot easement on the East, as shown on recorded map.
10. Restrictions as shown on recorded plat.
11. 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. 20140218000044320, 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 for a sales price of greater than \$147,600.00 for a period of 3 month(s) 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 \$147,600.00 for a period of 3 month(s) from the date of the recording of this deed. These restrictions shall run with the land and are not personal to grantee.

Shelby County, AL 10/21/2014
State of Alabama
Deed Tax: \$123.00

This restriction shall terminate immediately upon conveying at any foreclosure sale related to a mortgage or deed of trust.

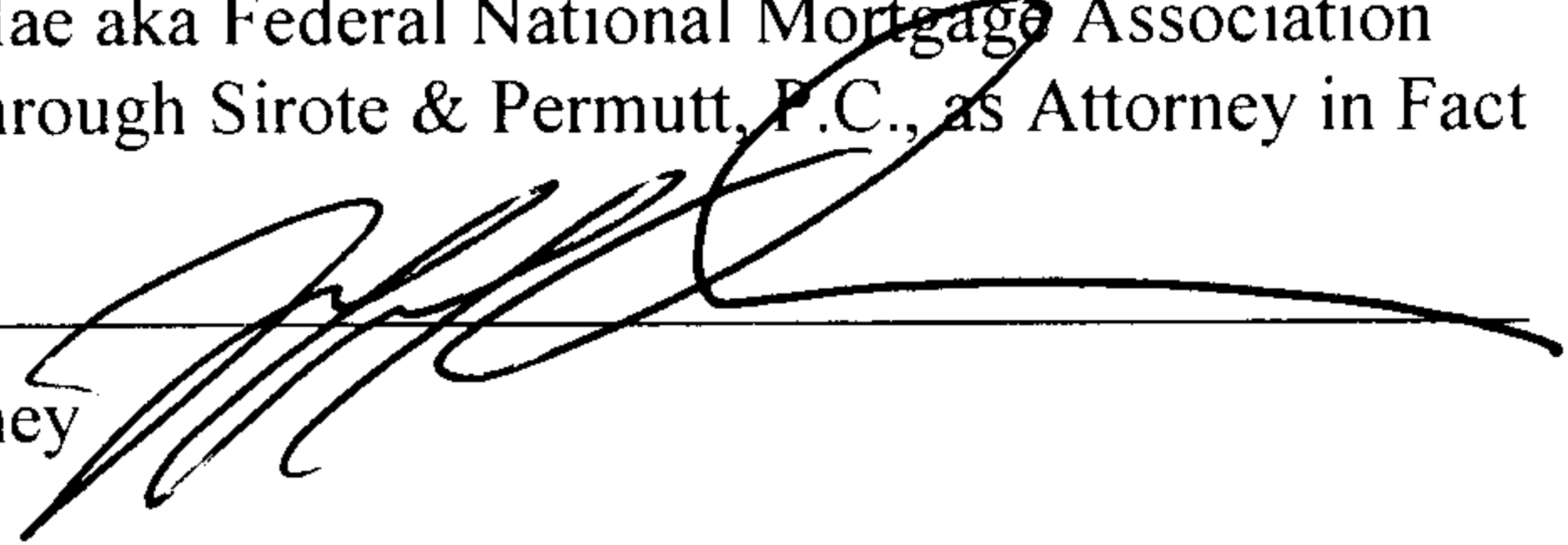
TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 14th day of October, 2014.

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

By: _____

Its Attorney

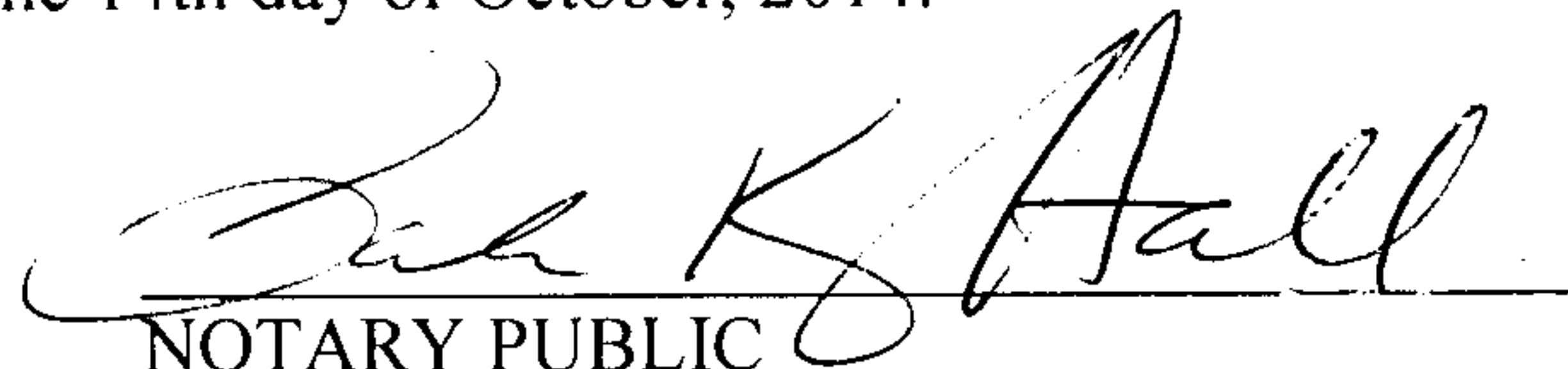


STATE OF ALABAMA

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, 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 14th day of October, 2014.



NOTARY PUBLIC

My Commission Expires:

AFFIX SEAL

2014-000747

MY COMMISSION EXPIRES 08/06/2016

A13211N

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



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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
Mailing Address 1422 Dallas Pkwy
Suite 1000
Dallas TX 75254

Grantee's Name Conrex Residential
Mailing Address Property Group
3 Cordes St
Charleston SC 29401

Property Address 2009 Highview Way
Calera AL
38040

Date of Sale 10/17/14
Total Purchase Price \$ 123000.00

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,

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 10/15/14

Print Matthew B. Bell, as authorized agent

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

Unattested

(verified by)

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