

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

Send Tax Notice to:
Donald Norvell

211 8th STREET NE
Ch. Idersburg AL 35044

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Fifteen Thousand And 00/100 (\$15,000.00) 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 Donald Norvell, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Part of the SW 1/4 of the SE 1/4 of Section 1, Township 21 South, Range 1 East, described as follows: Commence at the SE corner of Section 1, Township 21 South, Range 1 East, and run North 75 degrees 27 minutes West a distance of 2021.80 feet to a point on the East right of way line of Shelby County Highway No. 61 for point of beginning of the lot herein described; thence turn an angle of 56 degrees 43 minutes to the left and run along the East right of way line of said highway a distance of 100 feet; thence run an angle of 90 degrees to the left and run a distance of 183.70 feet; thence turn an angle of 90 degrees to the left and run a distance of 100 feet; thence turn an angle of 90 degrees to the left and run a distance of 183.70 feet to the point of beginning; being situated in 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. Easements, rights of ways, restrictions, covenants, conditions, reservations and limitations affecting the land.
4. 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. 20140826000268570, 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 \$18,000.00 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 \$18,000.00 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.

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.

Shelby County, AL 10/29/2014
State of Alabama
Deed Tax: \$15.00


20141029000340970 1/3 \$35.00
Shelby Cnty Judge of Probate, AL
10/29/2014 11:27:20 AM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 24th 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 24th day of October, 2014.


NOTARY PUBLIC
My Commission Expires:
AFFIX SEAL

2014-001768

MY COMMISSION EXPIRES 03/07/2017

A1414H7
Seller's Address:
Fannie Mae
PO Box 650043
Dallas, TX 75265-0043


20141029000340970 2/3 \$35.00
Shelby Cnty Judge of Probate, AL
10/29/2014 11:27:20 AM 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 Fannie Mae aka Federal National
Mortgage Association
Mailing Address 14221 Dallas Parkway, Suite
1000
Dallas, TX 75254

Grantee's Name Donald Norvell
Mailing Address 211 8th STREET NE
Childersburg AL 35044

Property Address 9166 South Main Street
Wilsonville, AL 35186

Date of Sale 10/28/2014
Total Purchase Price \$15,000.00
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 ☐ 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 – 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 10/28/2014

☐ Unattested
☐ (verified by)

Print Donald Norvell
Sign Donald Norvell
(Grantor/Grantee/Owner/Agent) circle one



20141029000340970 3/3 \$35.00
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