



20141125000371490 1/3 \$163.00
Shelby Cnty Judge of Probate, AL
11/25/2014 11:23:39 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:
Keystone V Homes, LLC

130 INVERNESS PLAZA #306

Birmingham AL 35242

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Forty-Three Thousand And 00/100 (\$143,000.00) to the undersigned, Fannie Mae a/k/a 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 Keystone V Homes, LLC, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land in the NE of the NW of Section 29, Township 20 South, Range 2 West, Shelby County, Alabama, described as follows:

Commence at the Southeast corner of the Northeast quarter of the Northwest quarter of Section 29, Township 20 South, Range 2 West; thence North 0 degrees 49 minutes 08 seconds East along the East line of said quarter-quarter section a distance of 613.85 feet to the point of beginning; thence continue along the last described course and East line of said quarter-quarter section a distance of 330.00 feet; thence North 89 degrees 10 minutes 52 seconds West a distance of 462.00 feet; thence South 0 degrees 49 minutes 08 seconds West a distance of 330.00; thence South 89 degrees 10 minutes 52 seconds East a distance of 462.00 feet to the point of beginning. Also a 20 foot ingress and egress described in Deed Book 1995, at Page 05669.

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. Mineral and mining rights as recorded in Book 175 Page 286 and Book 337 Page 870.
4. Easements, rights of ways, building lines, restrictions, covenants, conditions, reservations and limitations affecting the land.
5. Petition for Annexation recorded in Instrument #1994-34873.
6. 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 #20140304000058420, 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 \$171,600.00 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 \$171,600.00 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.

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 11/25/2014
State of Alabama
Deed Tax: \$143.00



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IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 13th day of November, 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, 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 13th day of November, 2014.

NOTARY PUBLIC
My Commission Expires:
AFFIX SEAL

2014-001552

MY COMMISSION EXPIRES 12/26/2017

A14096Y

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

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 a/k/a Federal National
Mortgage Association
Mailing Address 14221 Dallas Parkway, Suite
1000
Dallas, TX 75254

Grantee's Name Keystone V Homes, LLC
Mailing Address 130 Inverness Plaza
306
Birmingham AL
35242


Property Address 127 Weatherly Way
Pelham, AL 35124

Date of Sale 11/24/2014
Total Purchase Price \$143,000.00
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


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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 11/24/2014

☐ Unattested

(verified by)

Print Sirote : Permutt P.C

Sign

(Grantor/Grantee/Owner/Agent) circle one

Settlement