

20150224000058300

02/24/2015 04:05:28 PM

DEEDS 1/3

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

Send Tax Notice to:  
Averette Properties, LLC

833 Greensprings Hwy, Ste 101  
Birmingham, AL 35209

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Ninety-Two Thousand And 00/100 (\$92,000.00) 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 Averette Properties, LLC, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Situated in the County of Shelby and State of Alabama: Lot D, Block 17, according to the Survey of Riverwood, Fifth Sector as recorded in Map Book 8, Page 121, in the Probate Office of Shelby County, Alabama, together with an undivided 1/106 interest in the common area set forth in Declaration recorded in miscellaneous Volume 39, Page 880 in said Probate Office.

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, building lines, covenants, conditions, restrictions, reservations and limitations affecting the land.
4. Restrictions as shown on recorded plat.
5. 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. 20140804000241500, in the Probate Office of Shelby County, Alabama.

\$ 73,600.00 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 for a sales price of greater than \$110,400.00 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 \$110,400.00 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.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 13th day of February, 2015.

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 13th day of February, 2015.

  
NOTARY PUBLIC  
My Commission Expires:  
AFFIX SEAL

2014-001618

MY COMMISSION EXPIRES 03/07/2017

A1410KY  
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  
20150224000058300 02/24/2015 04:05:28 PM DEEDS 3/3

Grantor's Name Fannie Mae aka Federal National Mortgage Association      Grantee's Name Averette Properties, LLC  
Mailing Address 14221 Dallas Parkway, Suite 1000, Asset #A1410KY Dallas, TX 75254      Mailing Address 833 Greensprings Hwy St 101  
Bham AL 35209

Property Address 3013 Riverwood Ter Birmingham, AL 35242      Date of Sale February 18, 2015  
Total Purchase Price \$92,000.00  
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 - Fannie Mae aka Federal National Mortgage Association, 14221 Dallas Parkway, Suite 1000, Asset #A1410KY, Dallas, TX 75254.

Grantee's name and mailing address - Averette Properties, LLC, , .

Property address - 3013 Riverwood Ter, Birmingham, AL 35242

Date of Sale - February 18, 2015.

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: February 18, 2015



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
02/24/2015 04:05:28 PM  
\$38.50 CHERRY  
20150224000058300

*[Signature]*

Sign *[Signature]*  
Agent