



20150326000094820 1/3 \$125.00  
Shelby Cnty Judge of Probate, AL  
03/26/2015 10:05:07 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 Cordes St  
Charleston SC 29401

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Five Thousand And 00/100 (\$105,000.00) 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 331, Waterford Village, Sector 2, as recorded in Map Book 30, Page 112, in the Office of the Judge of Probate 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. 20-foot minimum building setback line as reserved and shown on recorded map.
4. Easement/right-of-way to Alabama Power Company as recorded in Instrument # 20050204000057000.
5. Restrictive covenant as recorded in Instrument # 20040820000467040
6. Restrictive covenant as recorded in Instrument # 20021126000592590.
7. 15 Foot Alley easement on the front and rear of subject property, as shown by recorded map.
8. 8 foot easement on the rear and a 15 foot easement on the front of said property, as shown by recorded map.
9. Ordinance with City of Calera, as recorded in Instrument No. 2000-0006.
10. Right of way to Shelby County, as recorded in Book 240, page 36.
11. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Book 1995, Page 1640 and Book 345, Page 744.
12. Terms and conditions, as recorded in Book 1995, Page 1640.
13. Articles of Waterford Home Owners Association, as recorded in Book 2001, Page 12817.
14. Articles of Organization of Waterford, LLC, as recorded in Instrument No. 1999-49065.
15. Restrictive covenant as recorded in Instrument No. 2001-12818.
16. Declaration of Restrictions, covenants and easements, as recorded in Instrument 2000, Page 40215 and amended in Instrument No. 2001-12819.
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 # 20140805000242760, in the Probate Office of Shelby County, Alabama.

Shelby County, AL 03/26/2015  
State of Alabama  
Deed Tax: \$105.00

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 \$126,000.00 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 \$126,000.00 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.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 23rd day of March, 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 23rd day of March, 2015.



NOTARY PUBLIC  
My Commission Expires:  
AFFIX SEAL

2014-001665  
A1411F8  
Seller's Address:  
Fannie Mae  
PO Box 650043  
Dallas, TX 75265-0043

MY COMMISSION EXPIRES 03/07/2017



# 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 Noe Grantee's Name Unex Residential  
Mailing Address 14221 Dallas Pkwy Mailing Address Property Group  
Dallas TX 3 Cretes St  
75254 Charleston SC 29401

Property Address 1175 Village Trail Date of Sale 3/24/15  
Calera AL Total Purchase Price \$ 105,000.00  
35090 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 \_\_\_\_\_

Print April Smith

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1