



20150410000116120 1/3 \$88.00
Shelby Cnty Judge of Probate, AL
04/10/2015 02:18:46 PM 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:
DOROCO, LLC
1810 Willow springs ave
Coalings, CA 93210

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

ST. CLAIR COUNTY

That in consideration of Sixty-Eight Thousand And 00/100 (\$68,000.00) 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 DOROCO, LLC, (herein referred to as Grantee), the following described real estate situated in St. Clair County, Alabama, to-wit:

Lots Twelve, Thirteen and Fourteen (12, 13 & 14), Block Eighteen (18), according to the East addition to Park Hill, located in the Town of Oak Ridge, Alabama, as shown by map or survey as recorded in the Office of the Judge of Probate of St. Clair County, Pell City, Alabama, In Plat Book 1908, Page 41.

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. Restrictive covenant as recorded in Deed Book 43 Page 87.
4. Easements, rights of way, restrictions, covenants, conditions, reservations and limitations affecting the land.
5. Subject to covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Deed Volume 43, Page 87 in the Probate Office of St. Clair County, Alabama.
6. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Instrument 1999-9844.
7. 7' building line to the side as shown on recorded Map Book 1908, Page 41.
8. 35' building line to the front as shown on recorded Map Book 1908, Page 41.
9. Restrictions as shown on recorded plat.
10. 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 Deed Book 2014 Page 7215, in the Probate Office of St. Clair 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 \$81,600.00 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 \$81,600.00 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.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 24th day of February, 2015.

Fannie Mae aka Federal National Mortgage Association
By and through Sirate & 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 Caroline E. Walker, whose name as Attorney of Sirate & 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, her, 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 February, 2015.



NOTARY PUBLIC

My Commission Expires:

AFFIX SEAL

2015-000262

A140TGS

Seller's Address:

Fannie Mae

PO Box 650043

Dallas, TX 75265-0043

MY COMMISSION EXPIRES 03/07/2017



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Grantor's Name Fannie Mae aka and Federal National Mortgage Association and , and Asset #A140TGS .

Mailing Address 14221 Dallas Parkway, Suite 1000 Dallas, TX 75254

Property Address 2519 11th Avenue N Pell City, AL 35125

Grantee's Name Doroco, LLC

Mailing Address 1810 Willow Springs Avenue Coalings, CA 93210

Date of Sale February 27, 2015

Total Purchase Price \$68,000.00

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 _____

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 February 27, 2015

Unattested

(verified by)

Print ROBERT DEBOUGH

Sign Robert DeBough

(Grantor/Grantee/Owner/Agent) circle one

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