

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

**20150629000216000**  
**06/29/2015 08:13:59 AM**  
**DEEDS 1/4**

Send Tax Notice to:  
Margaret Sue Mikul  
4270 Hwy. 119  
Montevallo, AL 35115

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Seventy Thousand And 00/100 (\$70,000.00) 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 Margaret Sue Mikul, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Part of the NE 1/4 of the SE 1/4 of Section 5, Township 22 South, Range 3 West, described as follows: Begin at the intersection of the South right of way line of the Montevallo- Maylene-Dogwood Highway with the West right of way line of the main line of the Southern R. R. and run southerly along the West right of way line of said R. R. to the North right of way line of the Southern R. R. spur track, leading to Little Gem Coal Co., mines, thence westerly along the North right of way line of said spurtrack to the East right of way line of the new Montevallo-Maylene-Dogwood Highway, thence northeasterly and easterly along said road right of way to the point of beginning.

Less and Except:

A parcel of property situated in the NE ¼ of the SE ¼ of Section 5, Township 22 South, Range 3 West, Shelby County Alabama, more particularly described as follows:

Commence at the point where the South right of way line of Shelby County Highway No. 22 intersects the Westerly right of way line of the old southern railroad track and run thence North 89 degrees 39 minutes 06 seconds West along the said South line of said Highway 22 a distance of 335.28 feet to the intersection point of said highway 22 and the East Margin of Shelby County Highway No. 17; Thence run S 15 degrees 13 minutes 48 seconds West along said East margin of said Highway 17 a distance of 247.94 feet to a set rebar corner and the point and the point beginning of the property being described; thence run S 15 degrees 46 minutes and 46 seconds W along said margin of said highway 17 a distance of 250.69 feet to a corner; Thence run S 19 degrees 07 minutes 32 second w along same said East margin of same said Highway 17 a distance of 157.90 feet to a corner; Thence run S 20 degrees 19 minutes 15 seconds W along same said margin of same said Highway 17 a distance of 62.21 feet to found bolt corner on the intersection of the East margin of Shelby County Highway No. 17 and the North Margin of an old railroad spur track in a curve to the left having a central angle of 35 degrees 37 minutes and 25 seconds and a radius of 543.48 feet; Thence run East Northeasterly along the said North Right

of Way line of said railroad spur track an arch distance of 337.91 feet to a set rebar corner;  
Thence run N 10 degrees 37 minutes 20 seconds E a distance of 329.38 feet to a set rebar corner;  
Thence run N 10 degrees 40 minutes 14 seconds W a distance of 118.02 feet to a fence corner.  
Thence run S 85 degrees 17 minutes 30 seconds W a distance of 217.24 feet to the point of  
beginning, all being situated in the Northeast quarter of the Southeast quarter of Section 5,  
Township 22 South, Range 3 West, 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 # 20150122000023480, 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 \$84,000.00 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 \$84,000.00 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 June, 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 June, 2015.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires:  
AFFIX SEAL

2015-000082

MY COMMISSION EXPIRES 03/07/2017

A1501R7

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 AKA FEDERAL  
NATIONAL and MORTGAGE  
ASSOCIATION and REO ASSET  
#A1501R7**

Grantee's Name **MARGARET SUE MIKUL**

Mailing Address **14221 DALLAS PARKWAY, SUITE  
1000  
DALLAS, TX 75254**

Mailing Address **4270 HWY 119  
MONTEVALLO, AL 35115**

Property Address **3100 HWY 17  
MONTEVALLO, AL 35115**

Date of Sale **June 25, 2015**

**20150629000216000 06/29/2015 08:13:59  
AM DEEDS 4/4**

Total Purchase Price **\$70,000.00**

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 **June 25, 2015**

Print **Malcolm S. McLeod**

Unattested

*Deirdra H. [Signature]*  
(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/29/2015 08:13:59 AM  
\$93.00 CHERRY  
20150629000216000

**My Commission Expires**

**March 8th, 2018**