

This instrument prepared by:  
Jeff G. Underwood, Attorney

Sirote & Permutt, P.C.  
2311 Highland Avenue South  
Birmingham, Alabama 35205

Send Tax Notice to:  
IRA Innovations, LLC FBO William Vest,  
IRA 50% undivided interest and IRA  
Innovations, LLC FBO Shirley Vest, IRA  
50% undivided interest

*PO Box 360750  
Birmingham AL 35236*

**SPECIAL WARRANTY DEED**


STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Forty-Eight Thousand Five Hundred And 00/100 (\$48,500.00) 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 IRA Innovations, LLC FBO William Vest, IRA 50% undivided interest and IRA Innovations, LLC FBO Shirley Vest, IRA 50% undivided interest, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 10, 11, 12, 13 and 14, Block E, According to the Survey of Wilmont, as recorded in Map Book 3, Page 124, in the Probate Office of Shelby County, Alabama,

  
20160119000019200 1/3 \$68.50  
Shelby Cnty Judge of Probate, AL  
01/19/2016 02:39:50 PM FILED/CERT

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. 30-foot minimum building setback line as reserved and shown on recorded map.
4. Easements, rights of ways, restrictions, covenants, conditions, reservations and limitations affecting the land.
5. Restrictions as shown on recorded plat.
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 No. 20150826000297100, 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 \$58,200.00 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 \$58,200.00 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.

Shelby County, AL 01/19/2016  
State of Alabama  
Deed Tax: \$48.50

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 12th day of January, 2016.

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 12th day of January, 2016.



NOTARY PUBLIC

My Commission Expires:

AFFIX SEAL

2015-001426

MY COMMISSION EXPIRES 03/07/2017

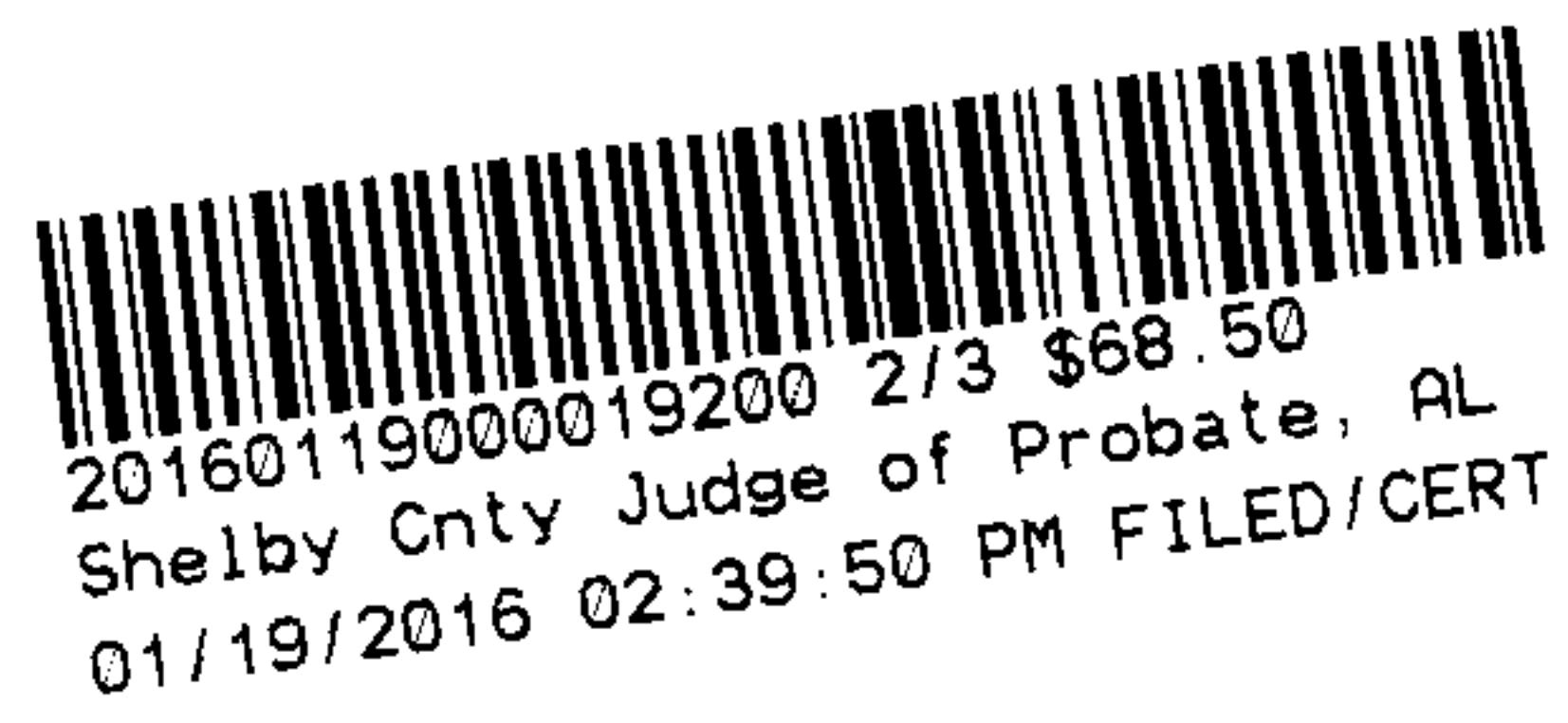
A150RBY

Seller's Address:

Fannie Mae

PO Box 650043

Dallas, TX 75265-0043



20160119000019200 2/3 \$68.50  
Shelby Cnty Judge of Probate, AL  
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# 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  
Mortgage Association

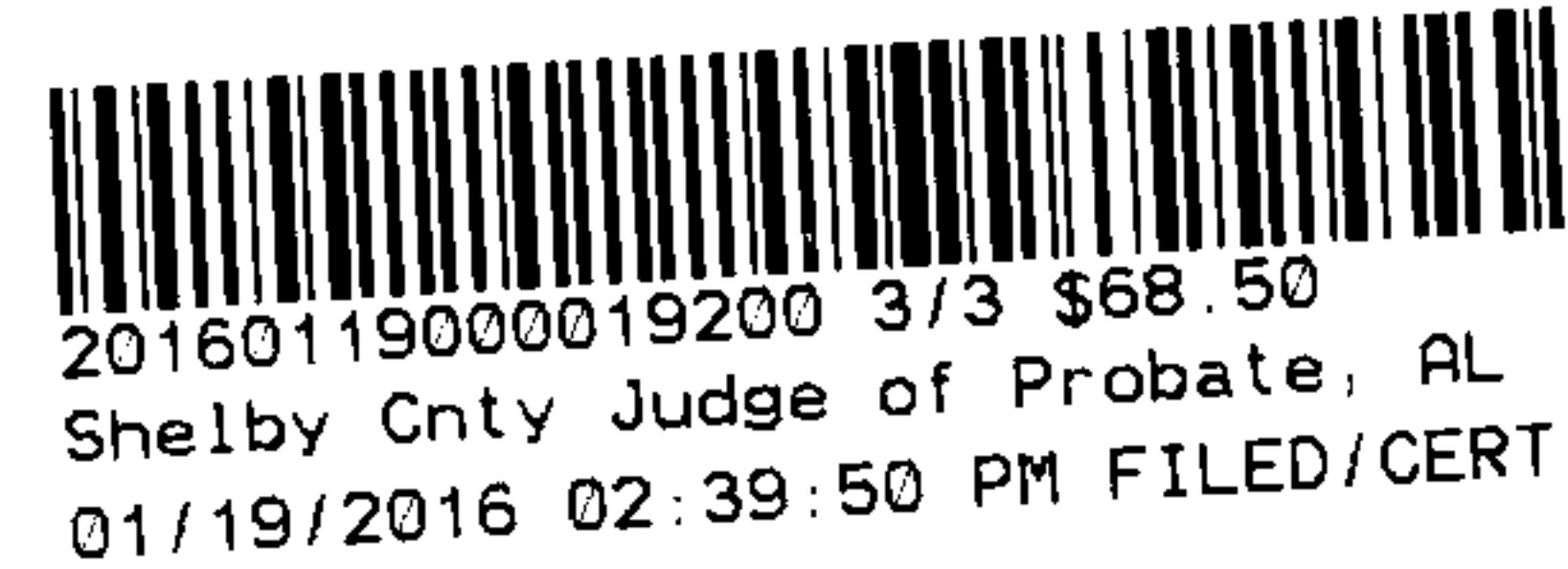
Grantee's Name IRA Innovations, LLC FBO William  
Vest, IRA 50% undivided interest and  
IRA Innovations, LLC FBO Shirley  
Vest, IRA 50% undivided interest

Mailing Address Fannie Mae aka Federal National  
Mortgage Association, 14221  
Dallas Parkway, Suite  
1000  
Dallas, TX 75254

Mailing Address PO Box 360750  
Birmingham AL  
35236

Property Address 140 Fulgham Avenue  
Montevallo, AL 35115

Date of Sale 01/19/2016  
Total Purchase Price \$48,500.00



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 01/15/2016

☐ Unattested

(verified by)

Print Sirote : Permutt P.C

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Settlement