

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

Send Tax Notice to:
Michael F. Gaines
Carol Kain Gaines

14011 Mount Hope Place
Huntsville AL 35803

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Sixty-Eight Thousand And 00/100 (\$168,000.00) 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Michael F. Gaines, and Carol Kain Gaines, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:


Lot 16, according to the map of Southlake Townhomes, as recorded in Map Book 12, Page 78, in the Probate Office 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 Grantees herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Real 114, Page 134; Book 129, Page 572; Book 216, Page 103; Book 219, Page 734; Book 207, Page 366; Book 224, Page 535 and Book 230, Page 792.
4. Easement/right-of-way to Shelby County as recorded in Deed Book 177, Page 38.
5. Restrictive covenant as recorded in Book 153, Page 395; Book 313, Page 566; Book 199, Page 388 and Real 199, Page 367 and Amendment recorded in Instrument 1992-14035.
6. Mineral and mining rights as recorded in Deed 127, Page 140; Book 4, Page 437; Book 5, Page 709; Book 9, Page 461; Book 4, Page 542; Book 73, Page 283 and Book 34, Page 124..
7. Easements, rights of ways, restrictions, covenants, conditions, reservations and limitations affecting the land.
8. Utility easement as shown on recorded map.
9. Easement to Northwest Shelby County Sewer Authority, as recorded in Book 298, Page 819.
10. Flood Easement to the Five T's, Inc., as recorded in Book 287, Page 565.
11. Easements as to underground cables, as recorded in Book 182, Page 1 and Book 204, Page 656.
12. Agreement to Alabama Power Company, as to underground cables, as recorded in Book 204, Page 656 and Book 204, Page 664.
13. Declaration of Protective Covenants, as recorded in Book 160, Page 495.
14. Permits as to Land Uses, as recorded in Book 160, Page 492.
Restrictions as shown on recorded plat.

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.

Shelby County, AL 05/26/2016
State of Alabama
Deed Tax: \$168.00


20160526000181420 1/3 \$188.00
Shelby Cnty Judge of Probate, AL
05/26/2016 03:37:31 PM FILED/CERT

Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$201,600.00 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 \$201,600.00 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 Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy thereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 24th day of May, 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 24th day of May, 2016.



NOTARY PUBLIC
My Commission Expires:
AFFIX SEAL

2014-004008
A140BC6
Seller's Address:
Fannie Mae
PO Box 650043
Dallas, TX 75265-0043

MY COMMISSION EXPIRES 03/07/2017



20160526000181420 2/3 \$188.00
Shelby Cnty Judge of Probate, AL
05/26/2016 03:37:31 PM FILED/CERT

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

Grantee's Name Michael F. Gaines, Carol Kain
Gaines
Mailing Address 14011 Mount Hope Place
Huntsville AL 35803

Property Address 4548 Lake Valley Drive
Birmingham, AL 35244

Date of Sale 05/26/2016
Total Purchase Price \$168,000.00
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 – 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 05/26/2016

☐ Unattested

(verified by)

Print Michael F. Gaines
Sign Michael F. Gaines
(Grantor/Grantee/Owner/Agent) circle one

