

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

Send Tax Notice to:
Ian Mills
Kathryn Mills, Greg Mills, Tina Mills

SPECIAL WARRANTY DEED

20170307000077470
03/07/2017 08:22:56 AM
DEEDS 1/2

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Eighty-Five Thousand Five Hundred And 00/100 (\$85,500.00) 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Ian Mills, Kathryn Mills, Greg Mills, and Tina Mills, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 22-A, according to the Survey of Wyndham Town Homes, as recorded in Map Book 24, Page 15, 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 1 Page 332.
4. Easement/right-of-way to Shelby County as recorded in Deed Book 154 Page 384.
5. Easement/right-of-way to Town of Helena as recorded in Deed Book 305 Page 396; Deed Book 305 Page 398; Deed Book 305 Page 400 and Deed Book 305 Page 402.
6. Restrictive covenant as recorded in Instrument No. 1997-21510.
7. Easement for public driveway purposes in Deed Book 311 Page 153.
8. Easement to Plantation Pipeline recorded in Deed Book 258 Page 49; Deed Book 113 Page 61 supplemented by Deed Book 258 Page 49; Deed Book 180 Page 192 and Deed Book 258 Page 47.
9. Easement to Southern Natural Gas Company in Deed Book 88 Page 551; Deed Book 146 Page 301; Deed Book 147 Page 579 and Deed Book 213 Page 155.
10. Mineral and mining rights in Deed Book 324 Page 362.
11. Easements, rights of ways, building lines, restrictions, covenants, conditions, reservations and limitations affecting the land.
12. Restrictions as shown on recorded plat.
13. 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. 20160606000194630, in the Probate Office of Shelby County, Alabama.

\$ 72,675.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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.

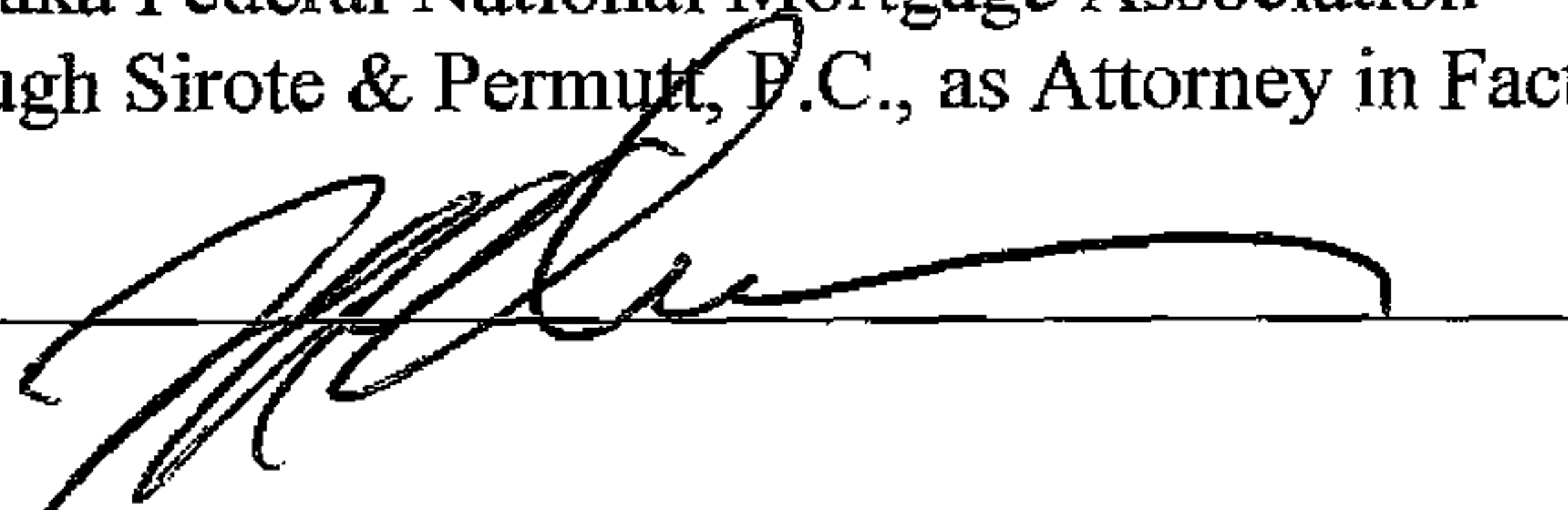
Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$102,600.00 for a period of 3 month(s) from the date of the recording of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than \$102,600.00 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, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 27th day of February, 2017.

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 27th day of February, 2017.



NOTARY PUBLIC
My Commission Expires:
AFFIX SEAL

MY COMMISSION EXPIRES 03/07/2017

2016-001162
A16092G
Seller's Address:
Fannie Mae
PO Box 650043
Dallas, TX 75265-0043



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/07/2017 08:22:56 AM
\$19.00 CHERRY
20170307000077470



