


STATE OF ALABAMA }
COUNTY OF SHELBY }


20130211000059300 1/3 \$20.50
Shelby Cnty Judge of Probate: AL
02/11/2013 02:10:23 PM FILED/CERT

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that “**FANNIE MAE aka FEDERAL NATIONAL MORTGAGE ASSOCIATION**, organized and existing under the laws of the United States of America”, by and through its Attorney-In-Fact, **MCFADDEN, LYON & ROUSE, L.L.C.**, an Alabama Limited Liability Company, the Grantor, for and in consideration of the sum of **One Hundred Twenty Six Thousand and No/100 Dollars (\$126,000.00)** hereby acknowledged to have been paid to the said Grantor by **DIANNA HAVARD**, the Grantee, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee, subject to the provisions hereinafter contained, all that real property in the County of Shelby, State of Alabama, described as follows:

Lot 222, according to the Survey of The Ridge at Stonehaven – Phase Two, as recorded in Map Book 28, Page 146, in the Probate Office of Shelby County, Alabama.

Property is also known as 206 Heather Ridge Circle, Pelham, Alabama, 35124.

EXCEPTING THEREFROM such oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith, as have previously been reserved by or conveyed to others; it being the intention of the Grantor to convey to Grantee only the interest Grantor owns therein, if any.

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantee, and her heirs and assigns, FOREVER.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Restrictive covenants, easements, building setback lines, rights of way, prior mineral reservations and notes or restrictions as shown on recorded plat of subdivision, if any applicable to said property of record in the said Probate Court records.
2. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand limestone, and gravel in, on and under subject property.
3. 30 foot building line on front of lot as shown on recorded map.
4. 25 foot building line on rear of lot as shown on recorded map.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.
6. Right of Way granted to Alabama Power Company recorded in Volume 225, Page 226.

7. Restrictions and covenants appearing of record in Instrument No. 2001-452070.
8. 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 to Federal National Mortgage Association dated 7/17/12, and recorded on 10/18/12, under Instrument Number 20121018000401740 in the Probate Office of Shelby County, Alabama, under the laws of the State of Alabama and the United States of America.

Grantee accepts this conveyance with full knowledge of the condition of the improvements located on said property, which property is accepted by grantee in its "AS IS" CONDITION WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed on this the 29th day of January, 2013.

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**FANNIE MAE, aka FEDERAL
NATIONAL MORTGAGE ASSOCIATION,**

By: *Beth McFadden Rouse*
MCFADDEN, LYON & ROUSE, L.L.C.

As its Attorney-in-Fact

By: *Beth McFadden Rouse*
Beth McFadden Rouse

Its: Member

STATE OF ALABAMA }
COUNTY OF MOBILE }

I, the undersigned Notary Public in and for said State and County, hereby certify that **Beth McFadden Rouse**, whose name as Member of **MCFADDEN, LYON & ROUSE, L.L.C.**, an Alabama Limited Liability Company, whose name as Attorney-In-Fact for **FEDERAL NATIONAL MORTGAGE ASSOCIATION A/K/A FANNIE MAE**, 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 said conveyance, she, in her capacity as Member of **MCFADDEN, LYON & ROUSE, L.L.C.**, in its capacity as such Attorney-In-Fact, executed the same voluntarily for and as the act of said Company on the day the same bears date.

Given under my hand and notarial seal on this the 29th day of January, 2013.

Debbie P. Pellitier
Notary Public, State of Alabama at Large
My Commission Expires: 9-1-2015 {SEAL}

The Grantee's address is:

The Grantee's address is:

14221 Dallas Parkway, Ste. 1000
Dallas, TX 75254-2916

This instrument was prepared by:
Beth McFadden Rouse
MCFADDEN, LYON & ROUSE, L.L.C.
718 Downtowner Boulevard
Mobile, Alabama 36609
(251)342-9172

Real Estate Sales Validation Form

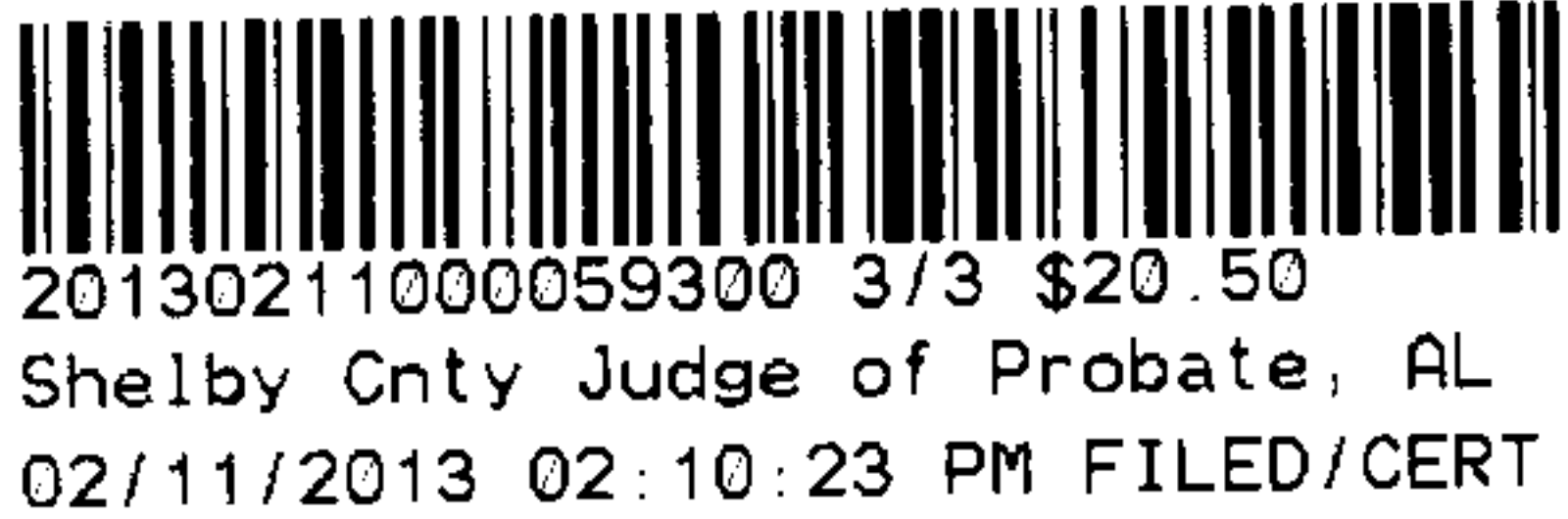
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name FANNIE MAE AKA FEDERAL NATIONAL MORTGAGE ASSOCIATION
Mailing Address 14221 DALLAS PARKWAY
DALLAS, TX 75254

Grantee's Name DIANNA HAVARD
Mailing Address 206 HEATHER RIDGE CIRCLE
PELHAM, AL 35124

Property Address 206 HEATHER RIDGE CIRCLE
PELHAM, AL 35124

Date of Sale JANUARY 29, 2013
Total Purchase Price \$ 126,000.00



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 JANUARY 29, 2013

Print David Snoddy

10-27-15
Unattested

Sign David Snoddy

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1