

STATE OF ALABAMA)
COUNTY OF SHELBY)

DSLAW-109264

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 (herein, "Grantor"), whose address is P. O. Box 650043, Dallas, TX 75265, for and in consideration of the sum of One Hundred Four Thousand Nine Hundred and no/100 Dollars (\$104,900.00) for a period of 3 months and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to REX RESIDENTIAL PROPERTY OWNER, LLC, a Delaware limited liability company(herein, "Grantee"), whose address is 3 Cordes Street, Charleston, SC 29401, all of Grantor's interest in and to that real property in Shelby County, Alabama, described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 108 Carriage Drive, Maylene Drive, AL 35114

SOURCE OF TITLE: Instrument Number 20160211000043650

PROPERTY ID: 23 5 16 0 001 012.008

REAL PROPERTY TAX: \$ 750.04 due and payable by December 31st of the current year

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 Grantee's assigns, FOREVER.

THIS CONVEYANCE IS MADE SUBJECT TO any and all real property taxes which may be due and payable with respect to said property, and all restrictive covenants, easements, rights-of-way, and prior mineral reservations, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

AND, except as to the above and the taxes hereafter falling due, Grantor hereby covenants with the said Grantee and Grantee's assigns, that Grantor is seized of an indefeasible estate in fee simple in and to said property; that Grantor has a good and lawful right to sell and convey the same in fee simple; that said property is free and clear of all liens and encumbrances; that Grantor is in the quiet and peaceable possession of said property; and that Grantor does hereby WARRANT AND WILL FOREVER DEFEND the title to said property, and the possession thereof, unto the said Grantee and Grantee's assigns, against the lawful claims of all persons, whomsoever.

This property is not the homestead real property of Grantor.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 24th day of October, 2016.

GRANTOR:

Fannie Mae AKA Federal National
Mortgage Association by Old Republic Title
Company, a California Corporation, its
Attorney in Fact

By: [Signature] (SEAL)

Printed Name: _____

Title: **Karen Sayles**
Vice President

STATE OF _____
COUNTY OF _____

I, _____, the undersigned Notary Public in and for said State and County, hereby
certify that _____, whose name as
_____ of Old Republic Title Company, a California Corporation, 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 said
conveyance, said person, as said officer and with full authority, executed the same voluntarily for and as the
act of the corporation on the day the same bears date.

Witness my hand and official seal.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC

My commission expires: _____

This instrument was prepared by:

STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

When recorded, please mail to:

OS NATIONAL, LLC
2170 SATELLITE BOULEVARD, SUITE 200
DULUTH, GA 30097
#109264-15

The Grantee's address is:

REX RESIDENTIAL PROPERTY OWNER,
LLC
3 CORDES STREET
CHARLESTON, SC 29401

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE
OF GREATER THAN \$125,880.00 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 IF THE PRINCIPAL AMOUNT OF GREATER THAN
\$125,880.00 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 CONVEYANCE AT ANY FORECLOSURE SALE
RELATED TO A MORTGAGE OR DEED OF TRUST.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Joaquin)

On 10-24-2016 before me, Vicki L. Fernandes, a Notary Public, personally appeared Karen Sayles, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Vicki L. Fernandes

Name: Vicki L. Fernandes

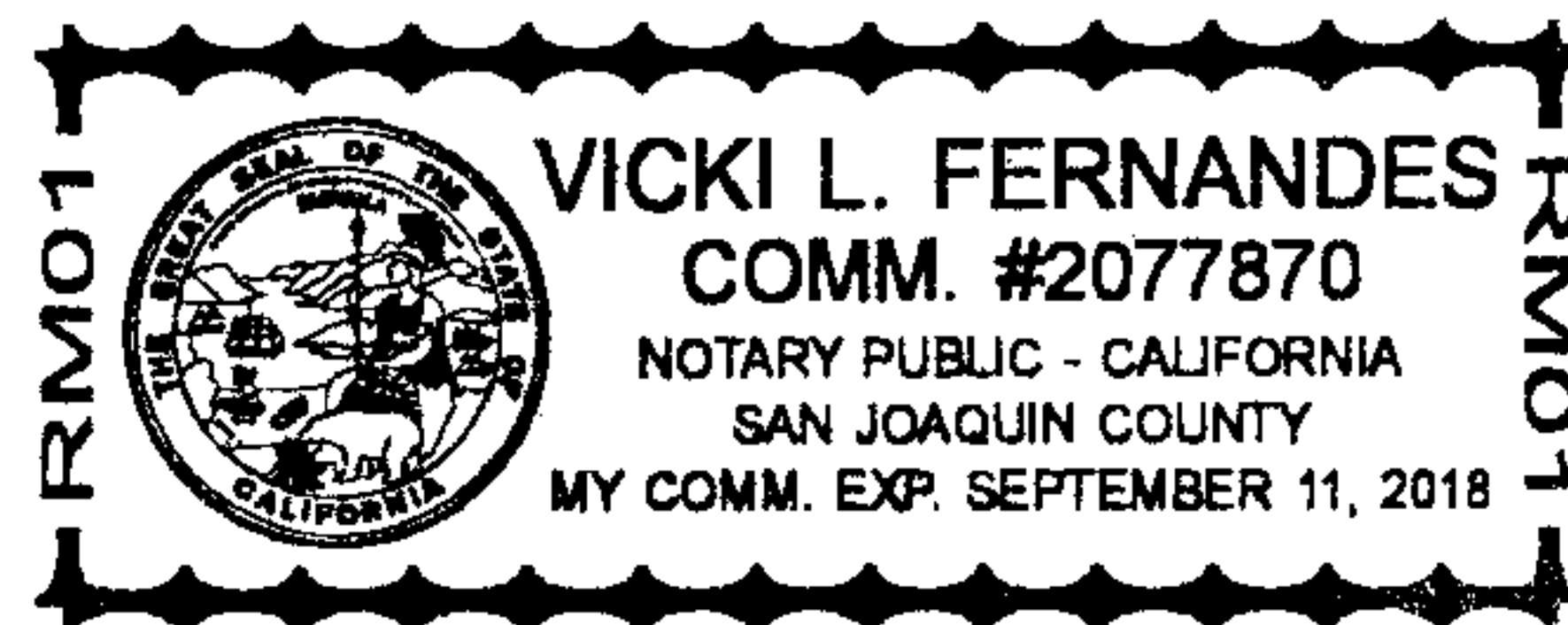


EXHIBIT A

[Legal Description]

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

LOT 8 ACCORDING TO THE SURVEY OF CARRIAGE HILLS, PHASE 1, A RESIDENTIAL SUBDIVISION, AS RECORDED IN MAP BOOK 13, PAGE 31, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Parcel ID: 23 5 16 0 001 012.008

Commonly known as 108 Carriage Drive, Maylene, AL 35114

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Real Estate Sales Validation Form

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

Grantor's Name FEDERAL NATIONAL MORT-
Mailing Address GAGE ASSOCIATION
14221 Dallas Pkwy., Ste. 1000
Dallas, TX 75254

Grantee's Name REX RESIDENTIAL PROPERTY
Mailing Address OWNER, LLC
3 Cordes Street
Charleston, SC 29401

Property Address 108 Carriage Drive
Maylene Drive, AL 35114

Date of Sale 10/24/16
Total Purchase Price \$ 104,900.00

or
Actual Value \$ _____

20161101000399490 11/01/2016 08:21:38 AM
DEEDS 5/5

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 10/24/16

Print _____

Federal National Mortgage Association
By Old Republic Title Company, a California
Corporation, Its Attorney in Fact

By: _____

Name: _____
Its: _____

Karen Sayles
Vice President

Unattested _____

Sign _____

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/01/2016 08:21:38 AM
\$28.00 CHERRY
20161101000399490

(verified by) _____

Print Form

Form RT-1