

STATE OF ALABAMA }  
COUNTY OF SHELBY }

**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 Seventy Seven Thousand and No/100 (\$177,000.00) Dollars** hereby acknowledged to have been paid to the said Grantor by **WADE COLE**, 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 320, according to the Survey of Haddington Parc at Ballantrae, Phase 2, as recorded in Map Book 35, Page 82, in the Probate Office of Shelby County, Alabama;**

**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 his heirs and assigns, FOREVER.

**THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:**

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.

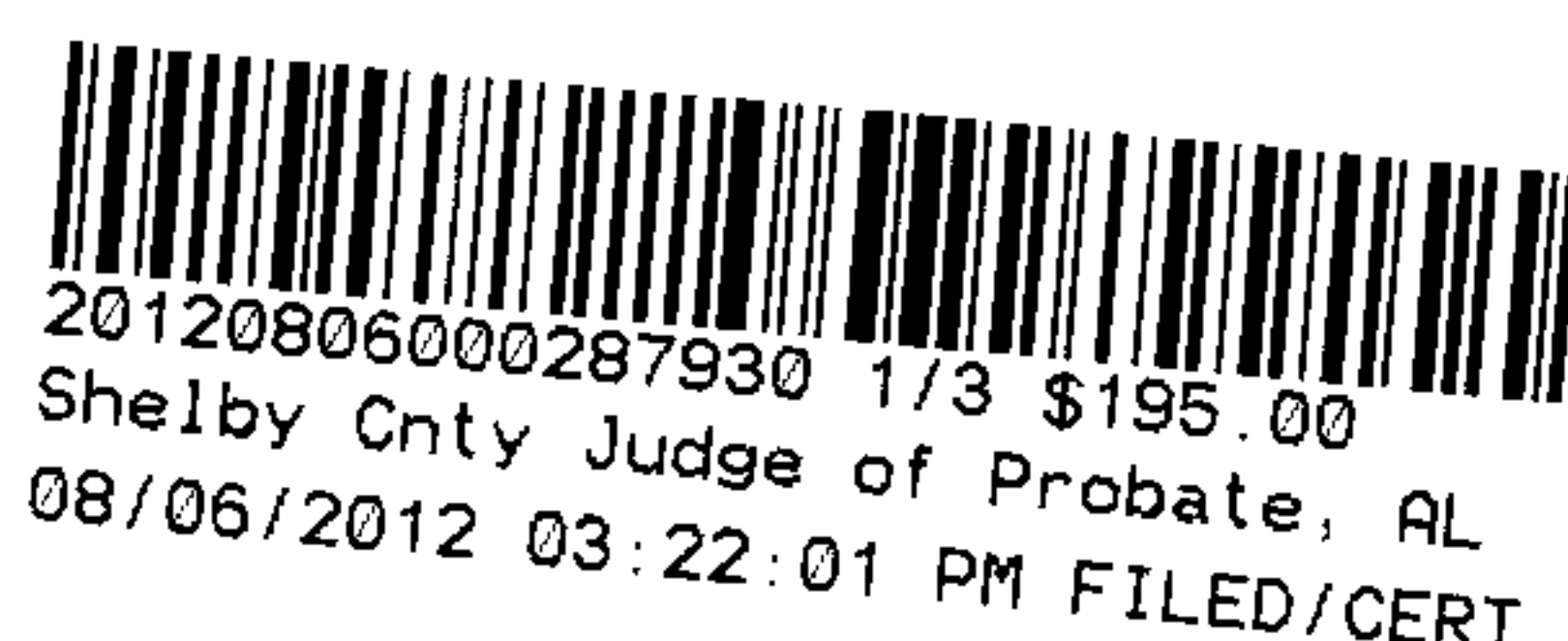
Any mineral or mineral rights leased, granted or retained by current or prior owners.

Restrictions appearing of record in Instrument No. 20050802000390690.

Articles of Incorporation of Ballantrae Residential Association, Inc. as recorded in Instrument No. 20031003000667760.

Grant of Land Easement and Restrictive Covenants for Underground Facilities in Subdivision in favor of Alabama Power Company as recorded in Instrument No. 20050804000396720.

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 from Catherine S. Goodwin to Federal National Mortgage Association, dated December 13, 2011, recorded in Instrument No. 20120117000019860 in the Probate Office of Shelby



12-0622

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 30<sup>th</sup> day of July, 2012.

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

By: [Signature]  
**MCFADDEN, LYON & ROUSE, L.L.C.**  
As its Attorney-in-Fact

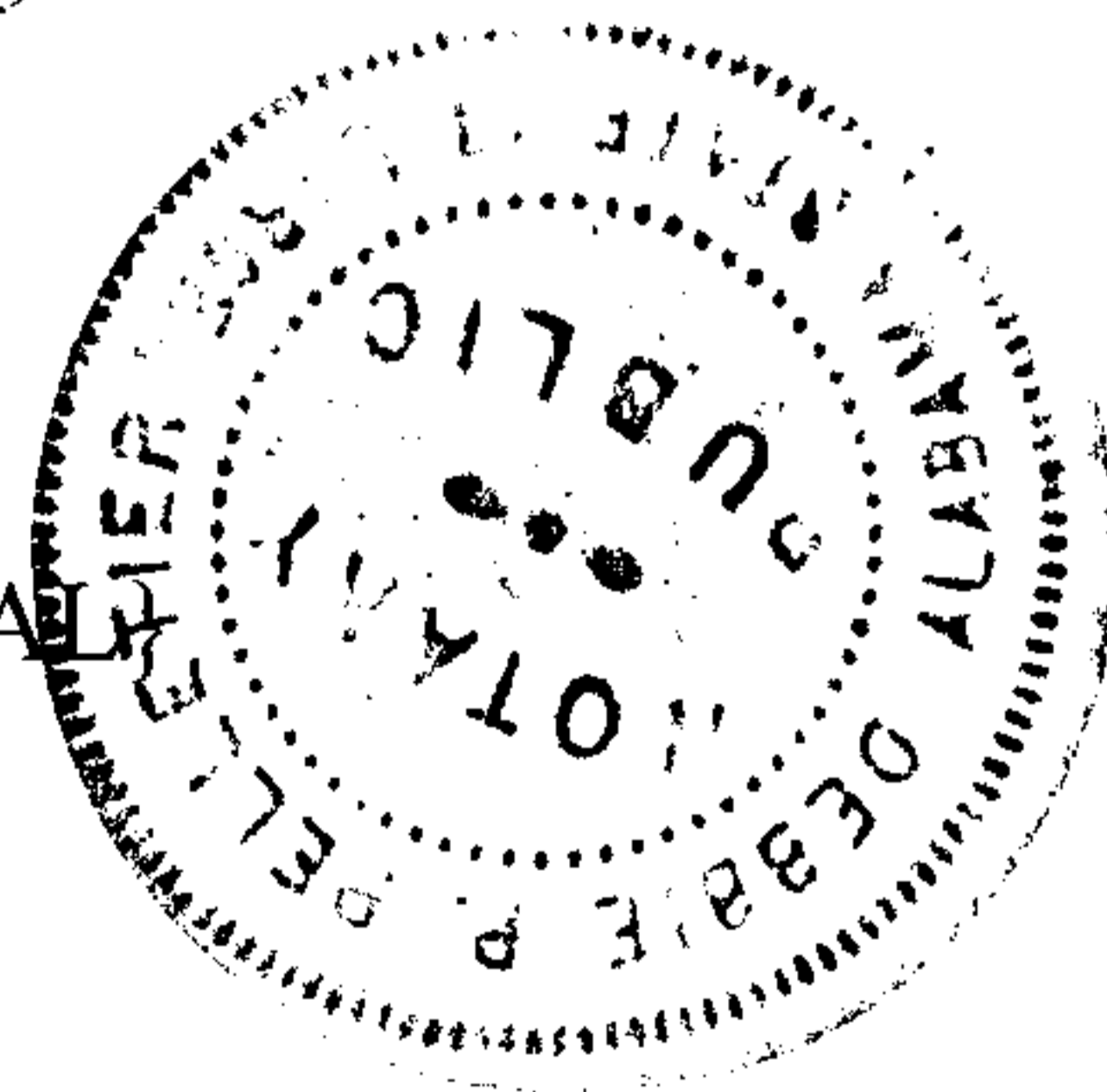
By: [Signature]  
**William S. McFadden**  
Its: Member

STATE OF ALABAMA       }  
COUNTY OF MOBILE    }

I, the undersigned Notary Public in and for said State and County, hereby certify that **William S. McFadden**, 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, he, in his 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 30<sup>th</sup> day of July, 2012.

[Signature]  
Notary Public, State of Alabama at Large  
My Commission Expires: 9-1-2015 {SEAL}



The Grantee's address is:

Wade Cole  
939 Haddington Dale  
Pelham, AL 35007

This instrument was prepared by:  
William S. McFadden, Esq.  
McFadden, Lyon & Rouse, LLC  
718 Downtowner Blvd.  
Mobile, AL 36609  
251-342-9172

Shelby County, AL 08/06/2012  
State of Alabama  
Deed Tax: \$177.00

20120806000287930 2/3 \$195.00  
Shelby Cnty Judge of Probate, AL  
08/06/2012 03:22:01 PM FILED/CERT

## Real Estate Sales Validation Form

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

Grantor's Name: FANNIE MAE Grantee's Name: Wade Cole  
By. McFadden, Lyons +  
Rouse, LLC  
Mailing Address: 718 DOWNTOWNER BLVD Mailing Address: 939 Haddington Dale  
Mobile, AL Pelham, AL  
36609 35007  
Property Address: 939 Haddington Dale  
Pelham, AL  
35007

Date of Sale: 7-30-12 Total Purchase Price: \$ 177,000.00  
OR Actual Value: \$ \_\_\_\_\_  
OR Assessor's Value: \$ \_\_\_\_\_

The Purchase Price or Actual Value claimed on this form can be verified in the following documentary evidence: (Recordation of 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 is 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 an 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 § 40-22-1 (h).

Date: 7-30-12 Print Name: R. Timothy Estes  
Signature: [Signature]  
☐ Grantor ☐ Grantee ☐ Owner ☒ Agent

☐ Unattested \_\_\_\_\_  
(Verified by)

