

Send tax notice to:
Donna M. Smith
699 Hwy 333
Columbiana, AL 35051

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 Forty Five Thousand, and 00/100 dollars, (\$45,000.00), hereby acknowledged to have been paid to the said Grantor by DONNA M. SMITH, 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:

Commence at the Northwest corner of the Northeast quarter of the Southeast quarter of Section 15, Township 20 South, Range 1 West, Shelby County, Alabama; thence run Southerly along the West line of said quarter-quarter 163.94 feet to a point of beginning of the property being described; thence continue along last described course a distance of 265.97 feet to a point; thence turn at an angle of 68 degrees 45 minutes to the left and run Southeasterly a distance of 484.21 feet to a point on the West right of way line of Shelby County Highway 333; thence turn an angle of 66 degrees 59 minutes and 003 seconds left to chord and run Northeasterly along said right of way a chord distance of 301.58 feet to a point; thence turn an angle of 110 degrees 31 minutes 57 seconds left from chord and run Northwesterly a distance of 699.15 feet to a point of beginning. This property is also known as: 695 Highway 333, Columbiana, Al 35051

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.


Mortgage amount: \$36,000.00

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:

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 and gravel in, on, and under subject property.

Shelby County, AL 08/20/2012
State of Alabama
Deed Tax: \$9.00


20120820000308770 1/3 \$27.00
Shelby Cnty Judge of Probate, AL
08/20/2012 01:35:01 PM FILED/CERT

3. Grantee herein shall be prohibited from conveying the above described property for a sales price of Greater than \$54,000.00, for a period (3) months from this date of this deed. Grantee shall also be prohibited from encumbering said property with a security interest in the principal amount of greater than \$54,000.00, for a period of (3) months from the date of the 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.

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 13 day of August, 2012.

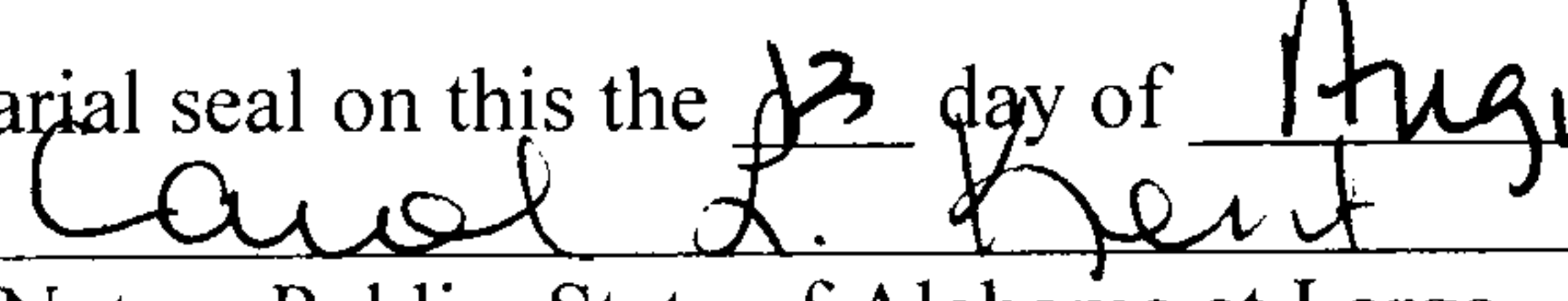
**FANNIE MAE, aka FEDERAL
NATIONAL MORTGAGE ASSOCIATION,**

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

By: 
William S. McFadden
Its: Member

STATE OF ALABAMA }
COUNTY OF MOBILE }

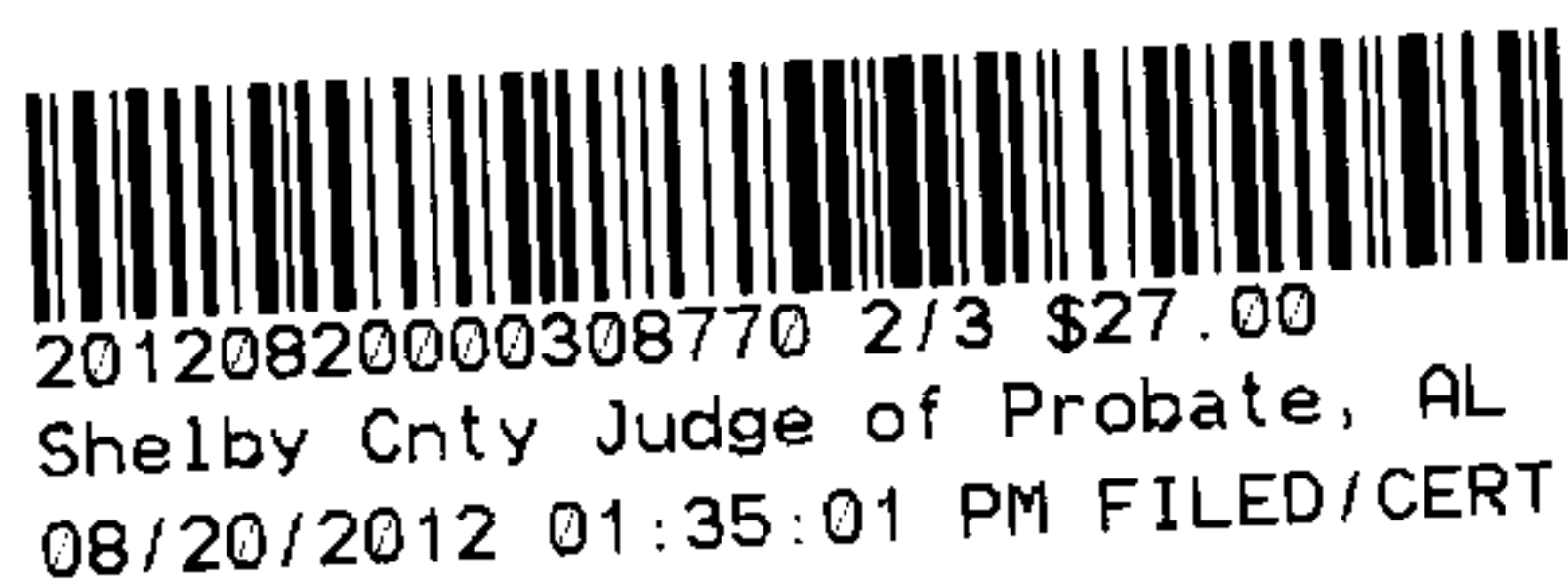
I, the undersigned Notary Public in and for said State and County, hereby certify that William S. McFadden, whose name as Member of **MCFADDEN, LYON & ROUSE, L.L.C.**, an Alabama Limited Liability Company, whose name as Attorney-In-Fact for **FEDERAL NATIONAL MORTGAGE ASSOCIATION A/K/A FANNIE MAE**, 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 13 day of August, 2012.

Notary Public, State of Alabama at Large
My Commission Expires: 3/30/13 {SEAL.}

Grantee's name and address is:
Donna M. Smith
699 Highway 333
Columbiana, AL 35051

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

Grantor's name and address is:
Fannie Mae also known as
Federal National Mortgage Association
14221 Dallas Parkway, Ste 1000
Dallas, Tx 75254-2916



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 (FNMA)
Mailing Address 14221 DALLAS PARKWAY
SUITE 1000
DALLAS, TX 75254

Grantee's Name DONNA M. SMITH
Mailing Address 695 HWY. 333
COLUMBIANA, AL
35051

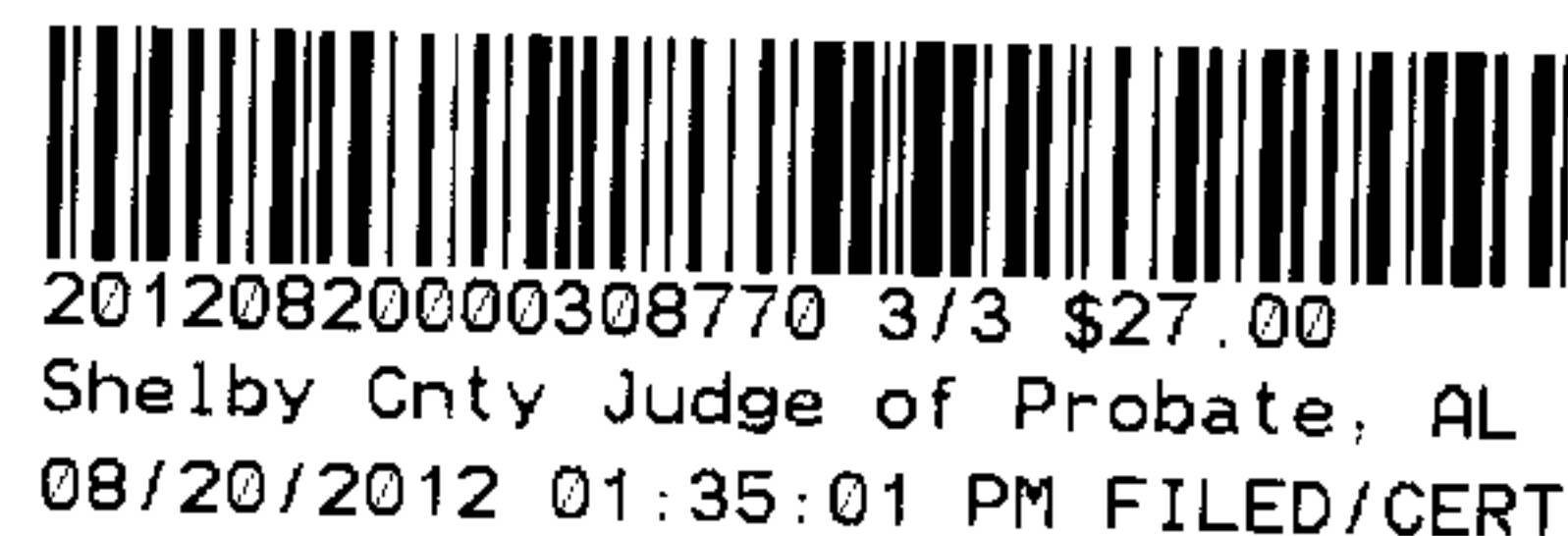
Property Address 695 HWY. 333
COLUMBIANA, AL
35051

Date of Sale 8/16/12
Total Purchase Price \$ 45,000⁰⁰
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
☐ 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 8/17/12

Print JUL McLEOD

☐ Unattested

[Signature]
(verified by)

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one

Commission Expires
3/8/14

Form RT-1