

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

Send Tax Notice To
Grant Rockett
877 Tulip Poplar Dr.
Hoover, AL 35244

SPECIAL WARRANTY DEED


KNOW ALL MEN BY THESE PRESENT: That the undersigned, **FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA**, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to it by **GRANT ROCKETT**, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said **GRANT ROCKETT**, the following described real estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 2209 and part of Lot 2210, according to the Map of Riverchase Country Club, 22nd Addition, as recorded in Map Book 9, Page 124 A & B, in the Office of the Judge of Probate of Shelby County, Alabama, further described as follows:

Lot 2209 and the East 2.7 feet of Lot 2210 according to the map and survey of Riverchase Country Club, 22nd Addition as recorded in Map Book 9, Page 124 A & B in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of Lot 2209 for the point of beginning, thence Westerly along the South line of Lot 2209 and along and with the North right of way of Tulip Poplar Drive a distance of 106.00 feet to the Southwest corner of Lot 2209 and the Southeast corner of Lot 2210; thence continue Westerly along the North right of way of Tulip Poplar Drive and along the South line of Lot 2210 a distance of 2.7 feet; thence 90 degrees 00 minutes 00 seconds right leaving said North right of way and South line of Lot 2210 a distance of 127.30 feet to the North line of Lot 2210; thence 83 degrees 48 minutes 27 seconds right in an Easterly direction and along North line of Lot 2210 a distance of 2.72 feet to the Northeast corner of Lot 2210 and the Northwest corner of lot 2209; thence continue along the North line of Lot 2209 a distance of 106.62 feet to the Northeast corner of Lot 2209; thence 96 degrees 11 minutes 33 seconds right in a Northerly direction a distance of 138.89 feet to the Southeast corner of Lot 2209 and the North right of way of Tulip Poplar Drive and the point of beginning.

SUBJECT TO STATUTORY RIGHTS OF REDEMPTION EXISTING BY VIRTUE OF THAT CERTAIN FORECLOSURE DEED RECORDED IN INSTRUMENT NO. 20111128000356770, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Note: Notwithstanding the date of this conveyance, it is the intent of the Grantor that it's effective date be July 13, 2012.
TO HAVE AND TO HOLD THE above described real estate, together with all and singular the rights, tenements, hereditaments, appurtenances and improvements thereunto belonging, or in anywise appertaining, unto the said **GRANT ROCKETT** and unto his/her heirs and assigns forever. Said property being subject, however to ad valorem taxes due October 1, 2012; and further excepting any restrictions and easements pertaining to the above described property of record in the Probate Office of SHELBY County, Alabama.


20120827000322240 1/3 \$137.50
Shelby Cnty Judge of Probate, AL
08/27/2012 12:53:25 PM FILED/CERT

This deed is executed without warranty or representation of any kind, express or implied, except that there are no liens or encumbrances outstanding against the property hereby conveyed which were created or suffered by the undersigned Grantor.

IN WITNESS WHEREOF, FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA has caused this instrument to be executed by its undersigned officer/authorized individual on this the 23rd day of August, 2012.

FANNIE MAE A/K/A FEDERAL NATIONAL
MORTGAGE ASSOCIATION ORGANIZED AND EXISTING
UNDER THE LAWS OF THE UNITED STATES OF AMERICA

BY: STEPHENS, MILLIRONS, P.C.
ITS ATTORNEY IN FACT

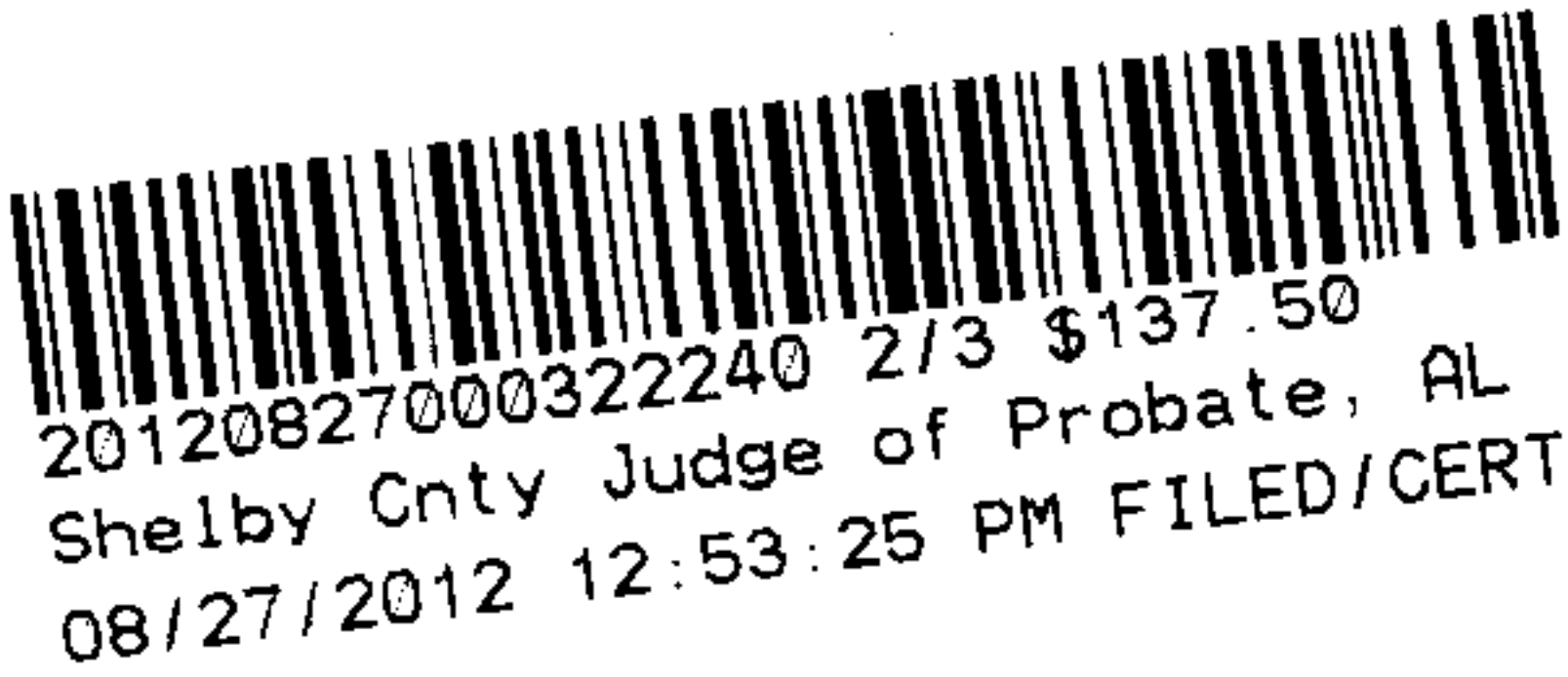
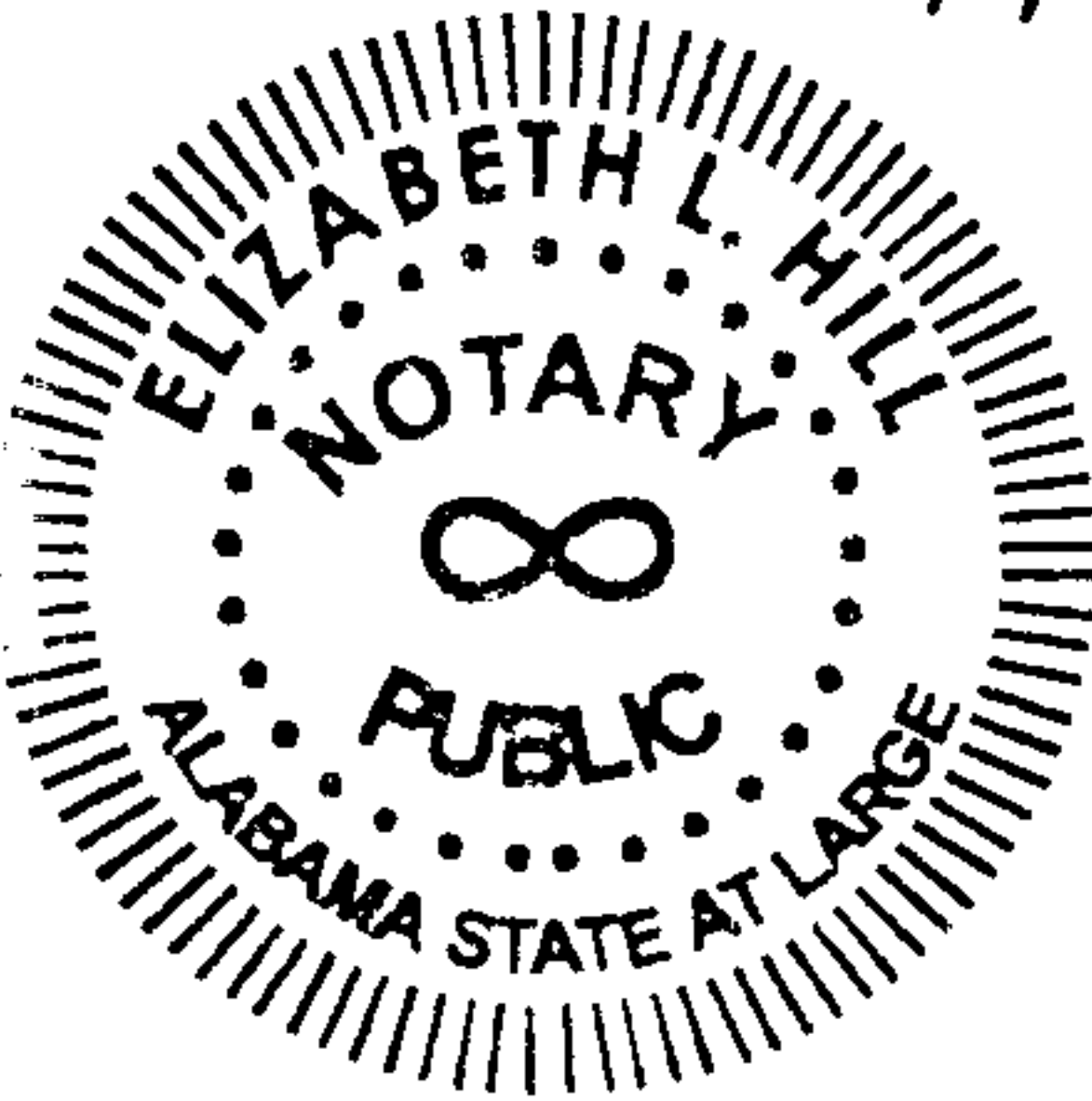
BY [Signature] (SEAL)
Its: STEVEN J. SHAW, PRESIDENT

STATE OF ALABAMA)
 :
COUNTY OF MADISON)

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that, This instrument was acknowledge before me on 23rd day of August, 2012 by STEVEN J. SHAW, authorized signer of STEPHENS, MILLIRONS, P.C., as Attorney-in-Fact and/or agent of FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, on behalf of said federal chartered corporation organized and existing under the laws of the United States and 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation in its capacity as Attorney-in-Fact for FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA.

Given under my hand and seal this the 23rd day of August 2012.
[Signature] (SEAL)
Notary Public:
My Commission Expires: 4/4/16

This instrument was prepared by:
STEVEN J. SHAW Stephens, Millirons, PC
PO Box 307, Huntsville, AL 35804
Re: 877 Tulip Poplar Drive, Hoover, AL 35244



Shelby County, AL 08/27/2012
State of Alabama
Deed Tax: \$119.50

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
Mailing Address _____

Grantee's Name Grant Rockett
Mailing Address 877 Tulip Poplar Rd
Haver, AL
35244

Property Address 877 Tulip Poplar Rd
Haver, AL
35244

Date of Sale 7-13-12
Total Purchase Price \$ _____


or
Actual Value \$ _____

or
Assessor's Market Value \$ 330,200

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


20120827000322240 3/3 \$137.50
Shelby Cnty Judge of Probate, AL
08/27/2012 12:53:25 PM FILED/CERT

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 _____

Print Lola Billno

☒ Unattested R. Melson
(verified by)

Sign Lola Billno - ESU
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1