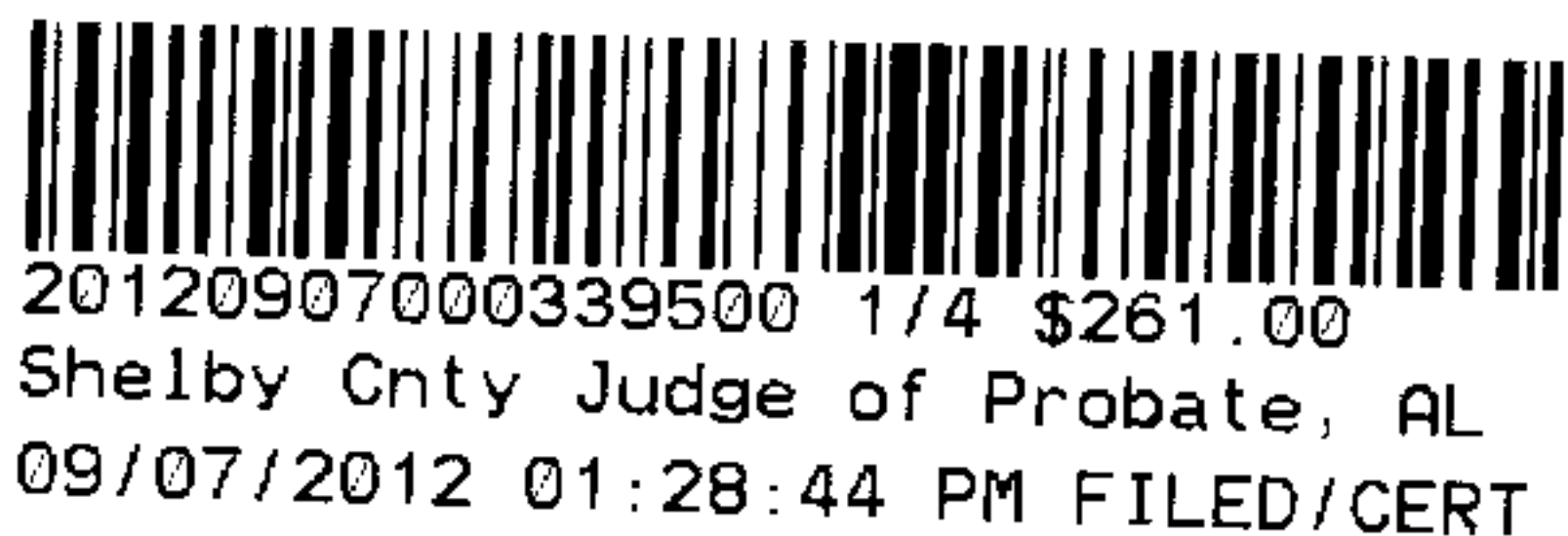


Send tax notice to:
Riggins Parker & Kim Parker
405 Knightsbridge
Alabaster, AL 35007

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 **Two Hundred Ninety Five Thousand and No/100 Dollars (\$295,000.00)** hereby acknowledged to have been paid to the said Grantor by **RIGGINS PARKER** and **KIM PARKER**, the Grantees, during their joint lives and upon the death of either of them, then to the survivor of them, and to the heirs and assigns of such survivor, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Grantees, subject to the provisions hereinafter contained, all that real property in the County of Shelby, State of Alabama, described as follows:

Lot 48, according to the map of Sterling Gate, Sector 3, Phase 4, as recorded in Map Book 34, Page 35, in the Probate Office of Shelby County, Alabama. This property is also known as: 405 Knightsbridge, Alabaster, AL, 35007.

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 Grantees only the interest Grantor owns therein, if any.

Mortgage amount: \$55,000.00
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 Grantees, during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, and to the heirs and assigns of such survivor, 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. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges, immunities and relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Book 23, Page 396.
3. 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.

4. 30' building line front as shown on recorded Map Book 34, Page 35.
5. 30' easement on the northeasterly side as shown on recorded Map 34, Page 35.
6. 7.5' easement on the northeasterly side as shown on recorded Map 34, Page 35.
7. Restrictive Covenants and Grant of Land to Alabama Power Company recorded in Instrument No. 20040910000504130.
8. Such state of facts as shown on subdivision plat recorded in Plat Book 34, Page 35.
9. Covenants, conditions and restrictions as set forth in the document recorded in Instrument 20041110000618930, Instrument 20050524000253230; Instrument 20051003000512870; Instrument 20060215000075970; Instrument 20060615000285670; Instrument 20061026000528810; Instrument 20070223000083620; Instrument 20071115000524600; Instrument 20080115000019540 and Instrument 2005112800061280 in the Probate Office of Shelby County .
10. All outstanding rights of redemption in favor of all persons and entities entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated 2-20-12 and recorded on 3-23-12 in Instrument 20120323000101720, in the Probate Office of Shelby County, Alabama, under and in accordance with the laws of the State of Alabama or the United States of America.

Grantees accept 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 30th day of August, 2012.


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

By: *Mcfadden Lyon 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


20120907000339500 2/4 \$261.00
Shelby Cnty Judge of Probate, AL
09/07/2012 01:28:44 PM FILED/CERT

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 30th day of August, 2012.

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

The Grantee's address is:


Riggins Parker & Kim Parker
405 Knightsbridge

Alabaster, AL 355007

The Grantor's address is:

14221 Dallas Parkway, Ste. 1000
Dallas, TX 75254

This instrument was prepared by:
Beth McFadden Rouse
718 Downtowner Boulevard
Mobile, AL 36609
251-342-9172


20120907000339500 3/4 \$261.00
Shelby Cnty Judge of Probate, AL
09/07/2012 01:28:44 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name FNMA
Mailing Address 14221 DALLAS PARKWAY
SUITE 1000
DALLAS, TX 75254

Grantee's Name RIGGINS & KIM PARKER
Mailing Address 405 KNIGHTS BRIDGE
ALABASTER, AL
35007


Property Address 405 KNIGHTS BRIDGE
ALABASTER, AL
35007

Date of Sale 8/31/12
Total Purchase Price \$ 295,000 -
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


20120907000339500 4/4 \$261.00
Shelby Cnty Judge of Probate, AL
09/07/2012 01:28:44 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 9/4/12

Print WILCOY S. MCLEOD

☐ Unattested


(verified by)
My Commission Expires
3/8/14

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1