



20120925000365470 1/4 \$22.00  
Shelby Cnty Judge of Probate, AL  
09/25/2012 11:53:27 AM FILED/CERT

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 FORTY SIX THOUSAND 00/100 DOLLARS (\$246,000.00) and other good and valuable considerations hereby acknowledged to have been paid to the said Grantor by JASON HAGER AND BEVERLY HAGER, 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-A, ACCORDING TO THE RESURVEY OF LOTS 1 AND 2, WEATHERLY WINDSOR, SECTOR 9, AS RECORDED IN MAP BOOK 20, PAGE 43, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. This property is also known as 101 Windsor Circle, Pelham, Al 35124.

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.

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, their 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. Any mineral or mineral rights leased, granted or retained by current or prior owners.
3. Restrictions appearing of record in Instrument No. 1993-37547.

12.0712



4. Articles of Incorporation of Weatherly Homeowners Association, Inc. as recorded in Instrument No. 1992-28249 and as amended in Instrument No. 1992-28249.
5. Conditions, restrictions, covenants and limitations in favor of Alabama Power Company as set out in Instrument No. 1994-01187.
6. Covenants releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property; as shown by instrument recorded in Instrument NO. 1994-0640, in the Probate Office of Shelby County, Alabama; the policy will insure that any violation of this covenant will not result in a forfeiture or reversion of title.
7. 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 Alex J. Muro and Carol Anne Muro to Federal National Mortgage Association, dated April 2, 2012, recorded in Instrument NO. 20120418000132740, 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 12 day of September, 2012.

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

By: \_\_\_\_\_

**MCFADDEN, LYON & ROUSE, L.L.C.**

**As its Attorney-in-Fact**

By: \_\_\_\_\_

**William S. McFadden**

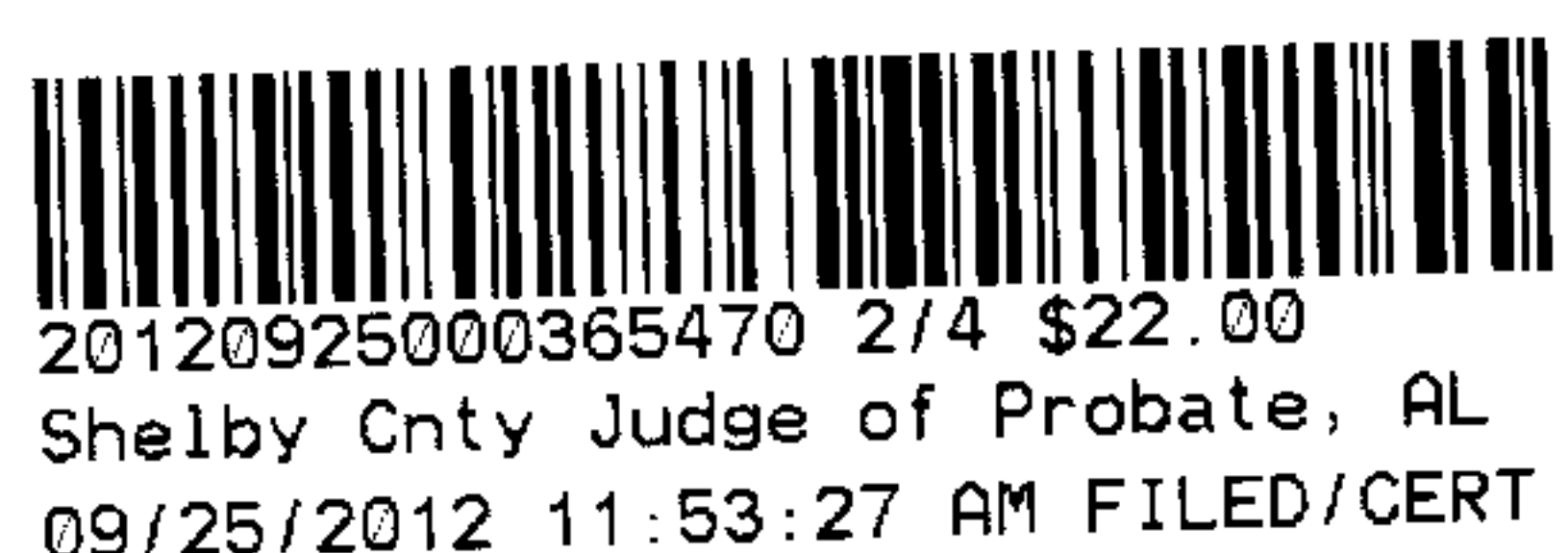
**Its: Member**

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 12 day of September, 2012.

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



The Grantee's name and address is:


John Hager      101 Windsor Circle  
Pelham, AL 35124

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 is also known as  
Federal National Mortgage Association  
14221 Dallas Parkway, Ste 1000  
Dallas, Tx 75254-2916

  
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## 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: Jason Hager  
Beverly Hager

Mailing Address: 14221 Dallas Parkway, Ste 1000 Mailing Address: 208 Lees Cove  
Dallas, TX 75254 Helena, AL 35080

Property Address: 101 Windsor Circle  
Pelham, AL 35124

Date of Sale: 9/14/12 Total Purchase Price: \$ 246,000.00  
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: \_\_\_\_\_

Print Name: \_\_\_\_\_

Signature: Jason Hager

☐ Grantor ☐ Grantee ☐ Owner ☐ Agent

☐ Unattested \_\_\_\_\_

(Verified by)



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