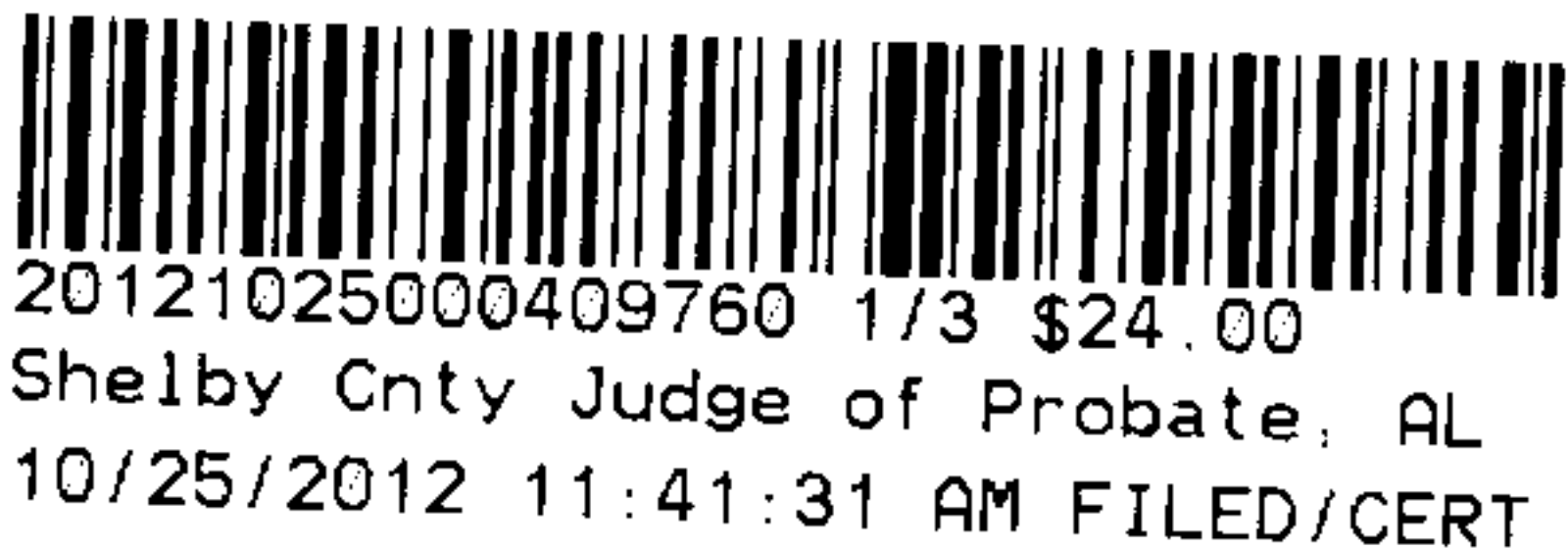


Send tax notice to:
James M. Kay, Jr.
Julie A. Crosby
150 Treymoor Drive
Alabaster, AL 35007

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)



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 **JULIE A. CROSBY ANDJAMES M. KAY, JR.**, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said **JULIE A. CROSBY ANDJAMES M. KAY, JR.**, **FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER TO SURVIVOR OF THEM IN FEE SIMPLE, TOGETHER WITH EVERY CONTINGENT REMAINDER AND RIGHT OF REVERSION** the following described real estate, lying and being in the County of Shelby County, State of Alabama, to-wit:

Lot 477-A, according to the resurvey, as recorded in Map Book 22, Page 22, in the Office of the Judge of Probate of Shelby County, Alabama, of lots 476 and 477, of Weatherly Treymoor Abbey, Sector 22.

Being all of that certain property conveyed to Steven Locastro and Natalie Locastro from Noel G. Sanders, III and Cathy C. Bohannon, by deed dated 07/09/04 and recorded 07/15/04 as Instrument No. 2004071500039131 of official records.

SUBJECT TO STATUTORY RIGHTS OF REDEMPTION EXISTING BY VIRTUE OF THAT CERTAIN FORECLOSURE DEED RECORDED IN INSTRUMENT NUMBER 20120618000214200, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Sales Price: \$200,000.00; Mortgage amount: \$194,000.00

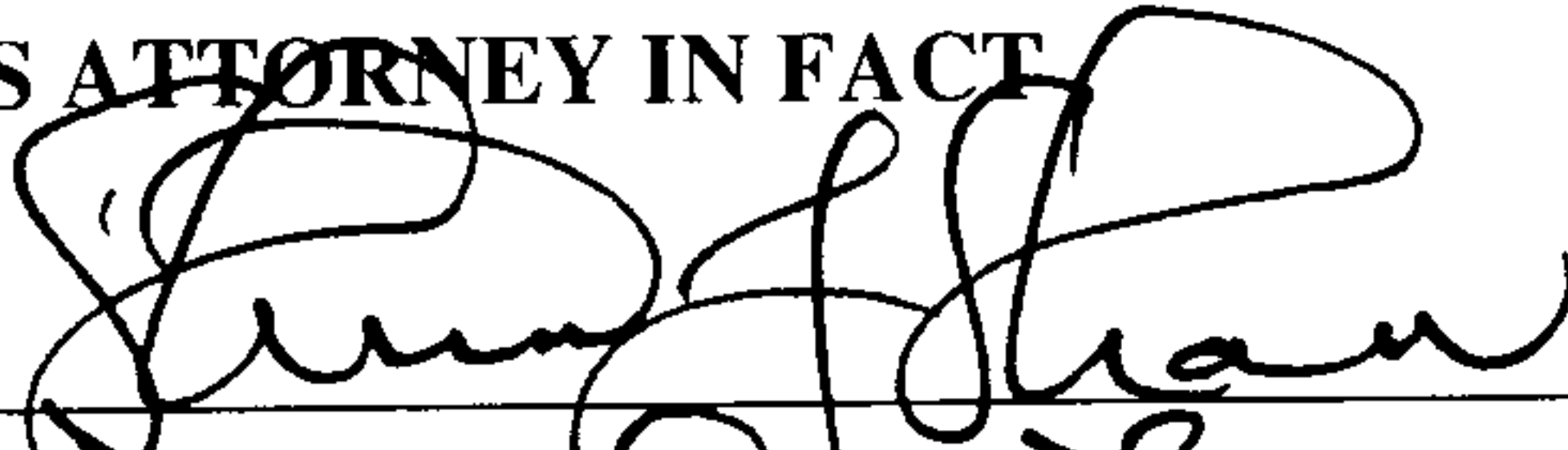
TO HAVE AND TO HOLD THE above described real estate, together with all and singular the rights, tenements, hereditaments, appurtenances and improvements thereunto belonging, or in anywise appertaining, unto the said **JULIE A. CROSBY ANDJAMES M. KAY, JR.**, **FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER TO SURVIVOR OF THEM IN FEE SIMPLE, TOGETHER WITH EVERY CONTINGENT REMAINDER AND RIGHT OF REVERSION.** Said property being subject, however to ad valorem taxes due October 1, 2013; and further excepting any restrictions and easements pertaining to the above described property of record in the Probate Office of Shelby County, Alabama.

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 15 day of October, 2012.

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

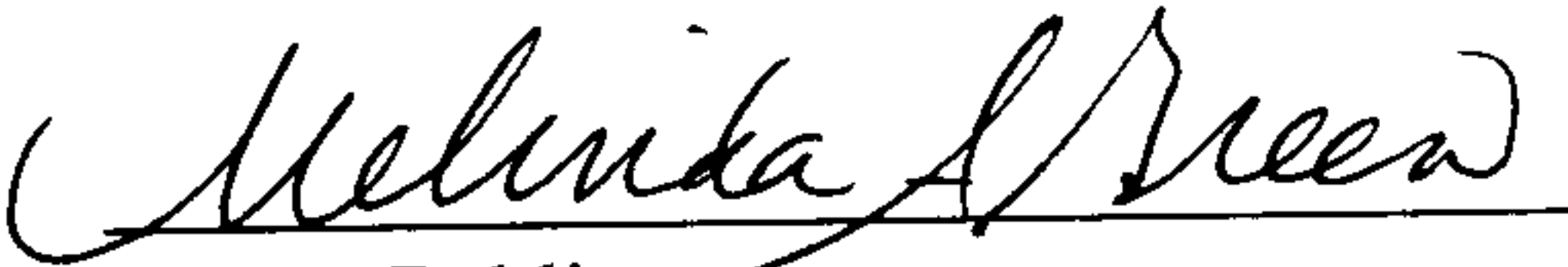
BY: STEPHENS MILLIRONS, P.C.
ITS ATTORNEY IN FACT

BY  (SEAL)
ITS 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 15 day of October, 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 15th day of October, 2012.

 (SEAL)
Notary Public:
My Commission Expires: 10.2.13

POA recorded in Shelby County, Alabama Probate Records.

This instrument was prepared by:
STEVEN J. SHAW
Stephens Millirons, PC
120 Seven Cedars Drive, Huntsville, AL 35802
Re: 150 Treymoor Drive, Alabaster, AL 35007


20121025000409760 2/3 \$24.00
Shelby Cnty Judge of Probate, AL
10/25/2012 11:41:31 AM FILED/CERT

Shelby County, AL 10/25/2012
State of Alabama
Deed Tax: \$6.00

Real Estate Sales Validation Form

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

Grantor's Name Federal National Mortgage
Mailing Address Association aka Fannie Mae
14221 Dallas Parkway, Ste 1000
Dallas, TX 75254

Grantee's Name Julie A. Crosby and James M. Kay, Jr
Mailing Address 150 Treymoor Drive
Alabaster, AL 35007

Property Address 150 Treymoor Drive
Alabaster, AL 35007

Date of Sale 10/19/12

Total Purchase Price \$ 200,000.00

or

Actual Value \$ _____

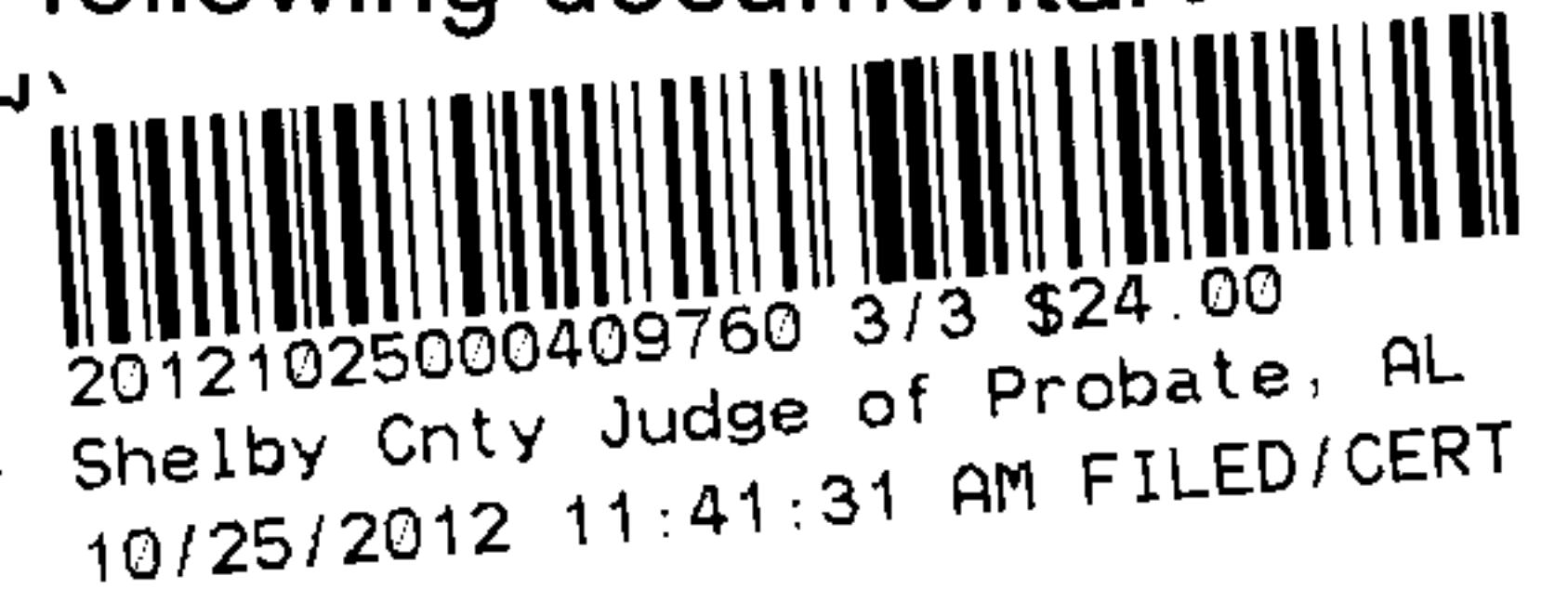
or

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 10-15-2012

Print Steven T. Shaw

Sign [Signature]

Unattested

[Signature]
(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1