


STATE OF ALABAMA            }  
COUNTY OF SHELBY         }

  
20121031000418980 1/3 \$208.50  
Shelby Cnty Judge of Probate, AL  
10/31/2012 02:03:51 PM FILED/CERT

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 **One Hundred Ninety Thousand Ten and No/100 Dollars (\$190,010.00)** hereby acknowledged to have been paid to the said Grantor by **JARED McDANIEL** and **ANNIE McDANIEL**, 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:

The Southwest corner of Section 13, Township 18 South, Range 1 East, thence run North 89 degrees 10 minutes 33 seconds East, along the South line of said Section for 1283.96 feet to a found 5/8" rebar situated on the Westerly right of way of Alabama Highway No. 25, said point being situated on a curve to the left having a radius of 2361.89, thence run along the arc of said curve for 376.53 feet to a 1/2" rebar, thence run South 89 degrees 10 minutes 33 seconds West for 260.00 feet to a 1/2" rebar, thence run South 85 degrees 55 minutes 45 seconds West for 953.35 feet to a 1/2" rebar on the West line of said Section 13, thence run South 0 degrees 02 minutes 28 seconds East for 316.00 feet to the point of beginning, in Shelby County, Alabama.

This property is also known as: 51183 Highway 25, Sterrett, AL, 35147.

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, 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. 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.


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 23<sup>rd</sup> day of October, 2012.

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

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

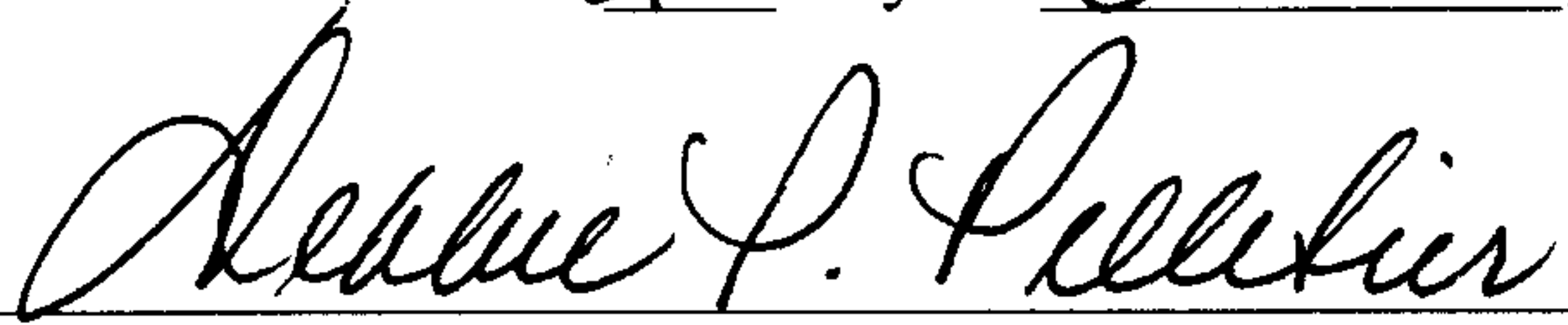
**As its Attorney-in-Fact**

By:   
**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 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 23<sup>rd</sup> day of October, 2012.

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


The Grantee's address is:

Jared McDaniel  
51183 Highway 25  
Sterrett, AL 35147

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

  
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Real Estate Sales Validation Questionnaire

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

Grantor's Name  
Mailing Address

Fannie Mae aka Federal National Mortgage Grantor's Name  
14221 Dallas Pkwy. Ste. 1000  
Dallas, Tx. 75254

Jared McDaniel and Annie McDaniel  
51183 Highway 25  
Sterrett, Al. 35147

Property Address

51183 Highway 25  
Sterrett, Al. 35147

Date of Sale 10/24/12  
Total Purchase Price \$ 190,010.00  
or

Current Assessor's MV \$

Documentary Evidence provided:

☐ Closing Statement  
☐ Bill of Sale  
☒ Sells Contract  
☐ Other

Affidavit of Exception

Mark the appropriate situation upon which an exception is based.

When transfer of title to real estate or affidavit of equitable interest in real estate is made:

- ☐ Transfer of mortgage on real or personal property within this state upon which the mortgage tax has been paid.
- ☐ Deeds or instruments executed for a nominal consideration for the purpose of perfecting the title to real estate.
- ☐ Re-recording of corrected mortgage, deed, or instrument executed for the purpose of perfecting the title to real estate or personal property, specifically, but not limited to, corrections of maturity dates thereof, and deeds and other instruments or conveyances, executed prior to October 1, 1923.
- ☐ Instrument conveying only leasehold easement, or licenses or the recordation of copies of instruments evidencing original transfers of title to land by the United States or the State of Alabama.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 10/24/12

Print  
Sign

Marcelus L. Hunt, Attorney  
(Owner Agent) circle one



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