

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

Send Tax Notice To:
Angela Curtis
117 Waterford Highland Trail
Calera, AL 35040

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 ANGELA CURTIS, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said ANGELA CURTIS, the following described real estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 444 Resurvey of Lots 444 and 445 Waterford Highlands Sector 2, Phase 1, as recorded in Map Book 31, Page 136 as recorded in the Probate Office of Shelby County, Alabama.

SUBJECT TO STATUTORY RIGHTS OF REDEMPTION EXISTING BY VIRTUE OF THAT CERTAIN FORECLOSURE DEED RECORDED IN INSTRUMENT NO. 20120521000179490, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.


ALSO SUBJECT TO:

- 1. Ordinance with City of Calera as recorded in Instrument 200-0006, Probate Office of Shelby County, Alabama.
- 2. Right of Way to Shelby County, Alabama recorded in Deed Book 240, Page 36, in the Probate Office of Shelby County, Alabama.
- 3. Mineral and mining rights and rights incident thereto recorded in Real 345, Page 744 and Instrument 1995-1640 in the Probate Office of Shelby County, Alabama.
- 4. Terms and conditions as recorded in Instrument 1995, Page 1640, Probate Office of Shelby County, Alabama.
- 5. Articles of Waterford Homeowners Association as recorded in Instrument 2001, Page 1281 Probate Office of Shelby County, Alabama
- 6. Articles of Organization of Waterford, LLC as recorded in Instrument 1999-49065, Probate Office of Shelby County, Alabama.
- 7. Restrictions appearing of record in Instruments 2002-59257, 2001-12819 and 2000, Page 40215 in the Probate Office of Shelby County, Alabama.
- 8. Grant to the State of Alabama for Railroad recorded in Real 278, Page 5, in the Probate Office of Shelby County, Alabama.
- 9. Release of damages as recorded in Instrument 1995-1640 and Real 345, Page 744 in the Probate Office of Shelby County, Alabama.
- 10. A 7.5 foot easement on the Southerly side , a 8 foot easement on the north side and a 10 foot easement on the east side.
- 11. A 7.5 easement vacated by plat of the East side as shown by recorded map, Probate Office of Shelby County, Alabama.

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 ANGELA CURTIS and unto his/her heirs and assigns forever. 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.

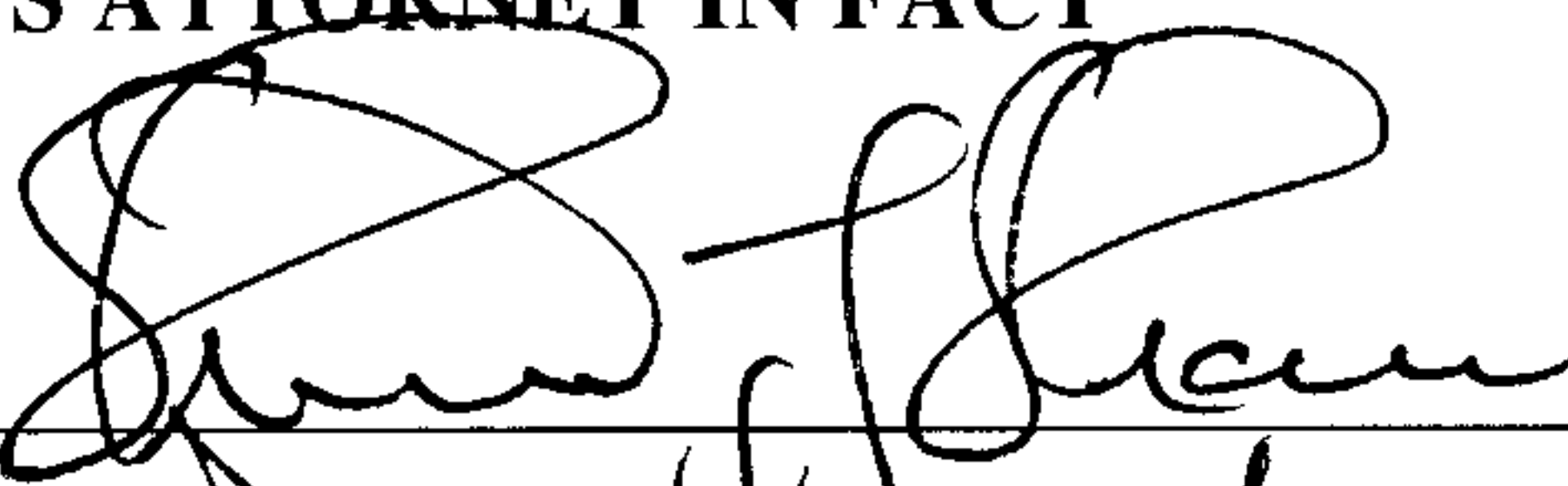
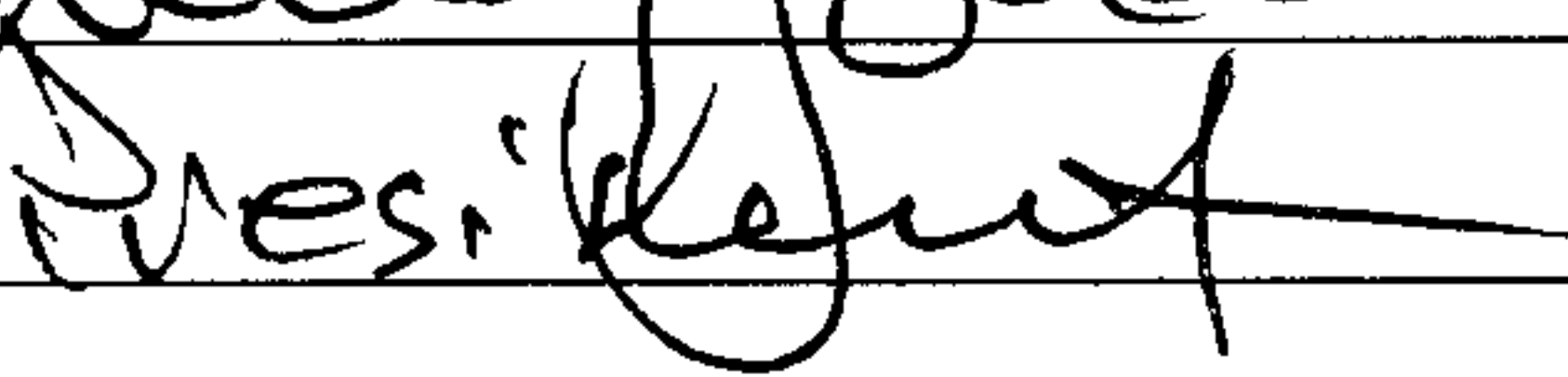
This deed is executed without warranty or representation of any kind, express or implied, except that there are no liens or encumbrances outstanding against the property hereby conveyed which were created or suffered by the undersigned Grantor.

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 18th day of October, 2012.


20121106000426540 1/3 \$125.00
Shelby Cnty Judge of Probate, AL
11/06/2012 11:19:05 AM FILED/CERT

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

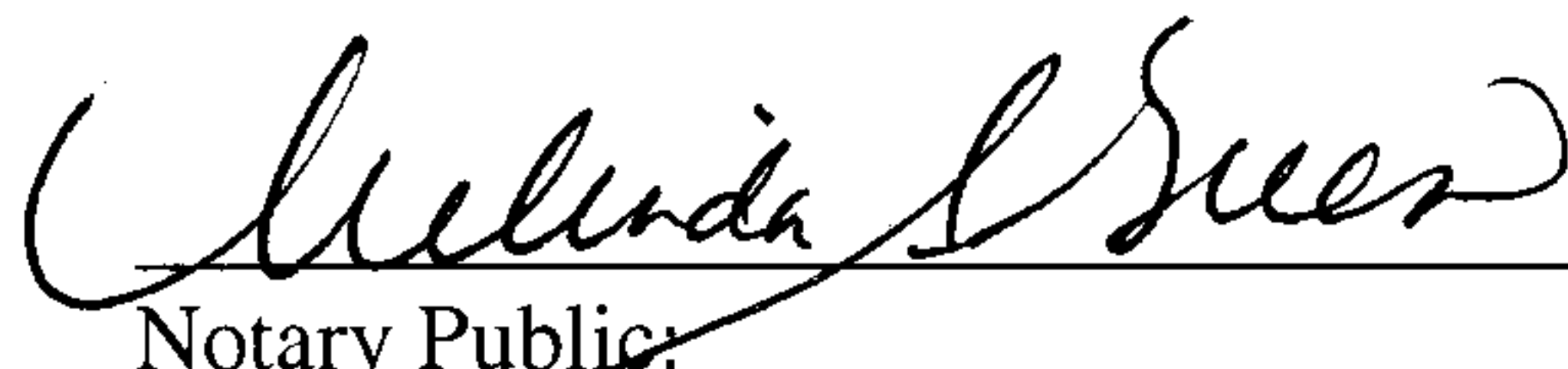
BY: STEPHENS MILLIRONS, P.C.
ITS ATTORNEY IN FACT

BY  (SEAL)
ITS 


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 18th 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 18th 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: 117 Waterford Highlands Trail, Calera, 35040


20121106000426540 2/3 \$125.00
Shelby Cnty Judge of Probate, AL
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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: Federal National Mortgage Association Grantee's Name: Angela Curtis

Mailing Address: 14221 Dallas Parkway, Ste 1000 Mailing Address: 2905 Temple Crest
Dallas, Texas 75254 Homewood, AL 35209

Property Address: 117 Waterford Highland Trail
Calera, AL 35040

Date of Sale: 10/19/12 Total Purchase Price: \$ 107,000.00
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: 10/19/12

Print Name: William Patrick Cochrane

Signature: _____

☐ Grantor ☒ Grantee ☐ Owner ☐ Agent

☐ Unattested _____
(Verified by)


20121106000426540 3/3 \$125.00
Shelby Cnty Judge of Probate, AL
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