

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Samuel Davis


106 Swan Lake Circle
Birmingham, AL 35242

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY


20121113000434560 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
11/13/2012 01:40:10 PM FILED/CERT

That in consideration of Four hundred twenty thousand and 00/100 Dollars (\$420,000.00) to the undersigned, Fannie Mae aka Federal National Mortgage Association, a corporation, by and through Sirote & Permutt, P.C., as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Samuel Davis, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 158 according to the map of Highland Lakes, 1st Sector, an Eddleman Community as recorded in Map Book 18, Page 37 A, B, C, D, E, F and G in the Probate Office of Shelby County Alabama.

Together with an non-exclusive easement to use the public roadways, common areas, and all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument Number 1994-07111 in the Probate Office of Shelby County, Alabama and in the Declaration of Covenants, conditions and restrictions for Highland Lakes, a Residential Subdivision, recorded as Instrument Number 1994-07112 in the probate office of Shelby County, Alabama (which with all amendments thereto, is hereinafter collectively referred to as the 'Declaration') Mineral and mining rights excepted)

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Book 111, page 408; Book 109, page 70; Book 149, page 380; Book 173, page 364; Book 276, page 670; Book 134, page 408; Book 133, page 212; Book 133, page 210; Real 31, page 355.
4. Easement/right-of-way to Shelby County as recorded in Book 196, page 246.
5. Easement/right-of-way to Water Works and Sewer Board of the City of Birmingham as recorded in Instrument Number 1995-34035 and Instrument Number 1997-4027.
6. Restrictive covenant as recorded in Instrument Number 1994-07111; Instrument Number 1994-7112.
7. Mineral and mining rights as recorded in Book 28 page 237.
8. Declaration of Easement as set out in Instrument Number 1994007111
9. Terms, conditions and restrictions as set out the Articles of Incorporation of the Highland Lakes Residential Association, Inc as recorded in Instrument Number 9402/3947 (Jefferson County)
10. Agreement with Alabama Power Company as to covenants pertaining thereto as recorded in Instrument Number 1994-1186
11. Rights of riparian owners in and to the use of lake, if any.
12. Lake Easement Agreement, providing for easements, use by others and maintenance of Lake Property as set out in Instrument Number 1993-15705.
13. Easement for Ingress and egress to serve Highland Lakes Development executed by Highland Lakes Development, Ltd to Highland Lakes Properties, Ltd. as recorded in Instrument Number 1993-15704.
14. Storm water and run off control as set out in Deed recorded in Instrument Number 1998-28640.
15. Restrictions, condition, limitation, easements, release of damages and exceptions in deed in Instrument Number 1998-28640 and amended in Instrument Number 1999-75230.
16. Rights of redemption from Foreclosure deed recorded in Instrument Number 20120307000080200.
17. Restrictions as shown on recorded plat.
18. 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 recorded in Instrument No 20120424000140190, in the Probate Office of Shelby County, Alabama.

\$ 417,000.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.



Shelby County, AL 11/13/2012
State of Alabama
Deed Tax: \$3.00

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 24th day of October, 2012.

Fannie Mae aka Federal National Mortgage Association
By and through Sirote & Permutt, P.C., as Attorney in Fact

By: _____

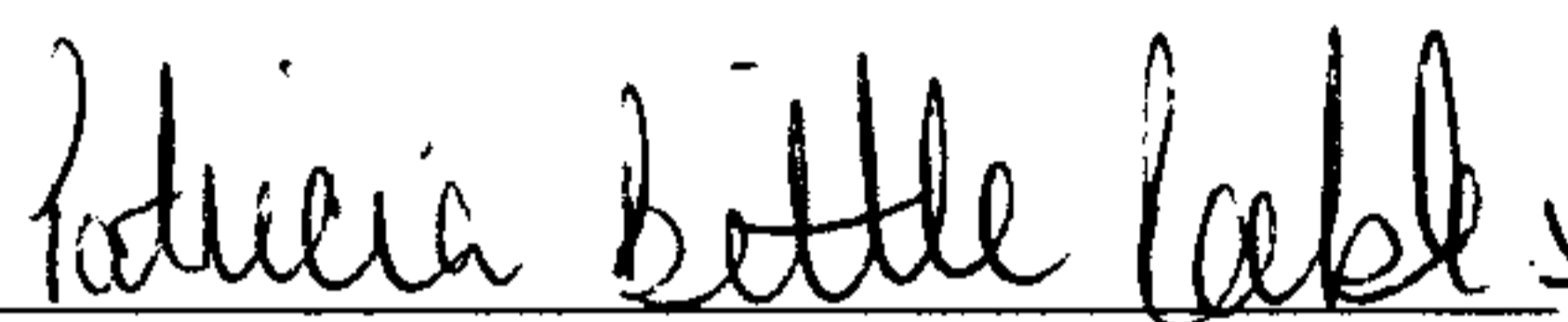
Its Attorney

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeff G. Underwood, whose name as Attorney of Sirote & Permutt, P.C., as Attorney in Fact for Fannie Mae aka Federal National Mortgage Association, a corporation, 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, as such attorney and with full authority, executed the same voluntarily for and as the act of said Corporation, acting in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 24th day of October, 2012.



NOTARY PUBLIC


My Commission expires:

AFFIX SEAL

2012-002204

MY COMMISSION EXPIRES NOVEMBER 12, 2013

A120MYK


20121113000434560 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
11/13/2012 01:40:10 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 Fannie Mae
Mailing Address 14221 Dallas Parkway
Suite 1000
Dallas, TX 75254

Grantee's Name Samuel Davis
Mailing Address 106 Swan Lake Circle
Birmingham, AL 35242

Property Address 106 Swan Lake Circle
Birmingham, AL 35242

Date of Sale 10/26/12
Total Purchase Price \$ 420,000.00

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, including the county and city.

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 11/6/12

Print Jeff W. Farmer

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one