

This Instrument Prepared By:
Jennifer Marler Frank
Morris|Hardwick|Schneider, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
AFN-121100084A

Send Property Tax Notice to:

State of Alabama
County of Shelby

Special Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Seventy Eight Thousand Seven Hundred Fifty and 00/100 Dollars (\$78,750.00) cash in hand paid to

Fannie Mae a/k/a Federal National Mortgage Association

(hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said

John D Sharpe

(hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in SHELBY County, Alabama, to-wit:

See Exhibit "A" attached hereto and incorporated herein

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than \$94,500.00 for a period of 3 month(s) from the date of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than \$94,500.00 for a period of 3 month(s) from the date of this deed. These restrictions shall run with the land and are not personal to grantee. The restriction shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or deed of trust.

Source of Title: Instrument No. 20120210000051140

The subject property is or X is not the homestead of the grantor(s).

TO HAVE AND TO HOLD unto the said Grantee, its successor and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This conveyance is made subject to any right of redemption arising by virtue of the foreclosure of a mortgage as evidenced by a Foreclosure Deed recorded in Instrument No. 20120210000051140.

\$0.00 of the consideration was paid from the proceeds of a first mortgage and \$0.00 for a second mortgage filed simultaneously herewith.

Shelby County, AL 11/27/2012
State of Alabama
Deed Tax: \$79.00

Property Address: 167 Grande View Lane, Maylene, AL 35114

AL_SpecialWarrantyDeed.rdw

AFN-121100084A

IN WITNESS WHEREOF, Fannie Mae a/k/a Federal National Mortgage Association, has caused these present to be executed in its name and on its behalf as aforesaid, on this 14 day of November, 2012.

Fannie Mae a/k/a Federal National Mortgage Association

**By: First American Title Insurance Company,
Attorney In Fact**

Signed By:



(Seal)

Signature of Corporate Officer

Name of Officer: Amanda Roberts

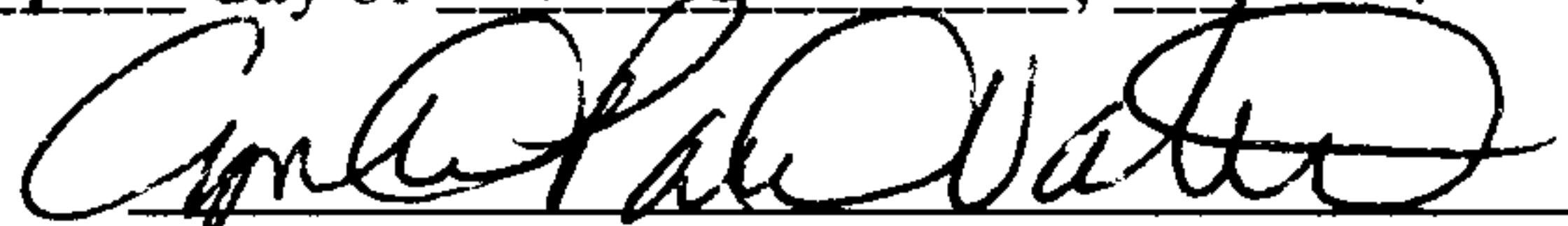
Its: Authorized Signor

State of Texas
County of Dallas

Authorized Signer of First American Title
Insurance Company as Attorney in fact
And/or agent

I, Cynthia Partida Valtierra, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Amanda Roberts, of First American Title Insurance Company, whose name as Attorney-in-Fact for Fannie Mae a/k/a Federal National Mortgage Association, is signed to the foregoing conveyance, and who is known to me or provided adequate proof of identification, acknowledged before me on this day that, being informed of the contents of the conveyance he/she, in his/her capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 14 day of November, 2012

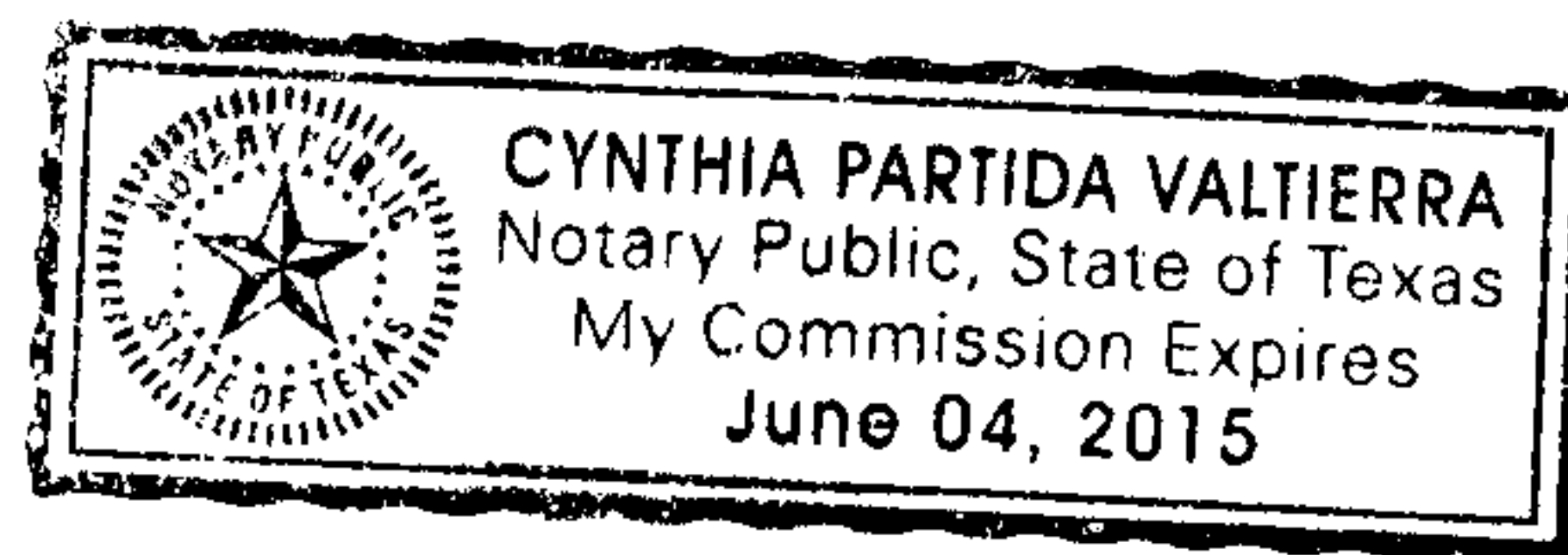


Notary Public

My Commission Expires: 6-4-15

[Seal]

Reference:
167 Grande View Lane
Maylene, AL, 35114
Servicer Loan #:



20121127000451590 2/4 \$100.00
Shelby Cnty Judge of Probate, AL
11/27/2012 09:39:16 AM FILED/CERT

Property Address: 167 Grande View Lane, Maylene, AL 35114

AL_SpecialWarrantyDeed.rdw

AFN-121100084A

EXHIBIT A

Land in Shelby County, Alabama, being Lot 10, according to the survey of Grande View Estaes, Gevianpour Addition to Alabaster 2nd Addition, as recorded in Map Book 20, Page 66 in the Probate Office of Shelby County, Alabama.



20121127000451590 3/4 \$100.00
Shelby Cnty Judge of Probate, AL
11/27/2012 09:39:16 AM FILED/CERT

167 Grande View Lane, Maylene, AL, 35114

Legal Description

Exhibit A (Legal Description-Lettet).rdw
LJ SR 09/28/06

AFN-121100084A
11/14/12 @ 01:20 PM

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 Grantee's Name John D. Sharpe
Mailing Address 14221 Dallas Pkwy Mailing Address 167 GRANDE View Ln
DALLAS, TX 75254 Maylene, AL 35114

Property Address 167 GRANDE View Ln
Maylene, AL 35114

Date of Sale 11-20-2012
Total Purchase Price \$ 78,750.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



20121127000451590 4/4 \$100.00
Shelby Cnty Judge of Probate, AL
11/27/2012 09:39:16 AM FILED/CERT

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 11-21-2012

Print Cynthia H Gray

Unattested _____

Sign Cynthia H Gray

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

for LAND CASTLE Title

Form RT-1