

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

Send Tax Notice to:  
Richard E. Littlefield

120 Portsouth Lane  
Alabaster, AL 35007

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred twenty-nine thousand and 00/100 Dollars (\$129,000.00) 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 Richard E. Littlefield, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 32 according to the Survey of Portsouth, First Sector as recorded in Map Book 6, Page 22, Shelby County, Alabama Records.

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 and Southern Bell Telephone and Telegraph Company as recorded in Deed Book 288 page 555.
4. Easement/right-of-way to Southern National Gas Company as recorded in Deed Book 90 page 497.
5. Easement/right-of-way to Plantation Pipeline Company as recorded in Deed Book 112 page 320.
6. Restrictive covenant as recorded in Misc. Book 8 page 295.
7. Agreements with Alabama Power Company as recorded in Misc. Book 8, page 775 and in Misc. Book 8 page 557.
8. Agreements with Portsouth And Plantation Pipe Line Co. as recorded in Misc. Book 10 page 186.
9. Agreements with Southern Natural Gas Company as recorded in Deed Book 298 page 648
10. Restrictions as shown on recorded plat.
11. 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. 20120517000175610, in the Probate Office of Shelby County, Alabama.




\$ 126,663.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

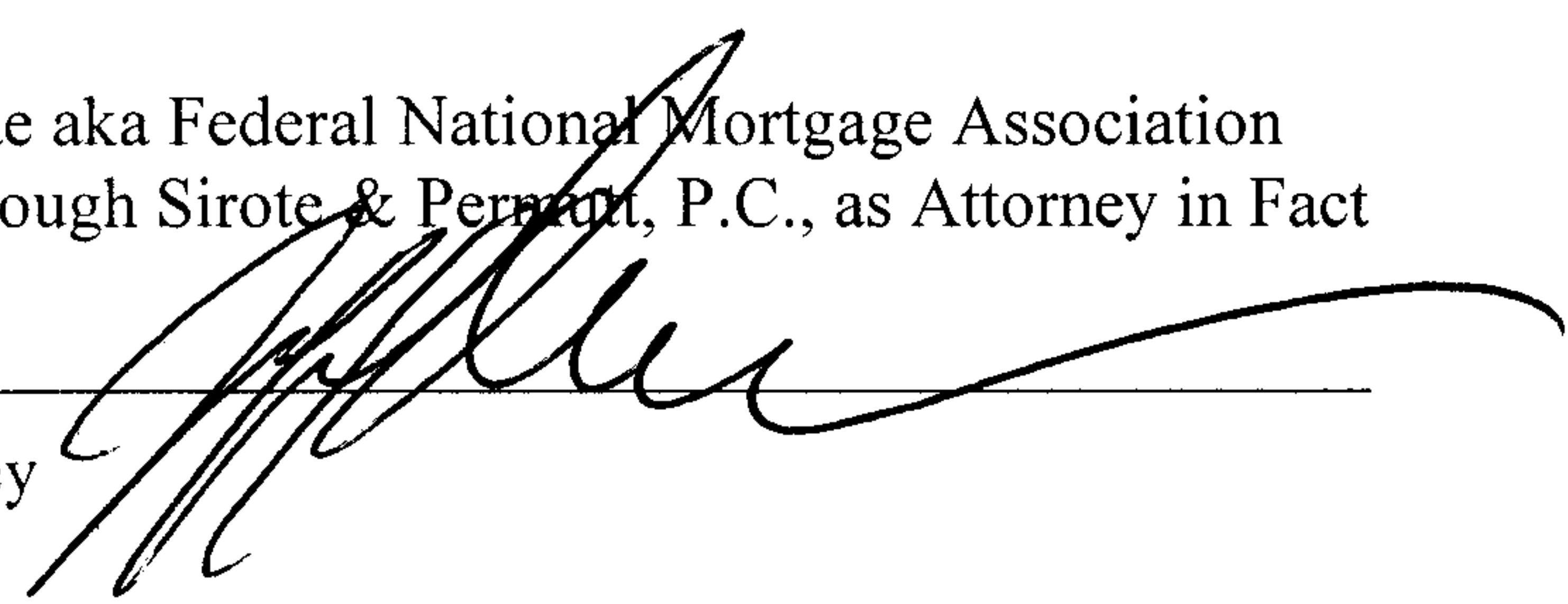
This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

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 2nd day of November, 2012.

  
20121205000464100 2/3 \$20.50  
Shelby Cnty Judge of Probate, AL  
12/05/2012 09:13:42 AM FILED/CERT

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

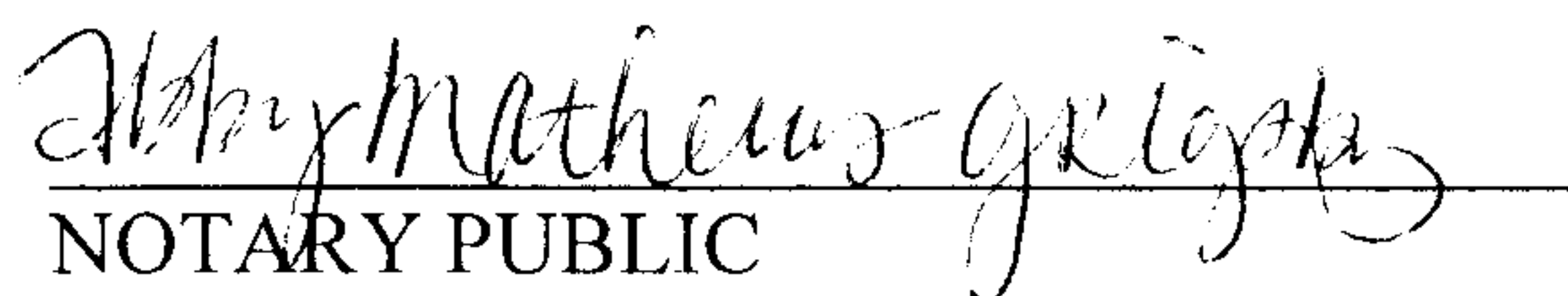
By:   
Its Attorney

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 2nd day of November, 2012.

  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

MY COMMISSION EXPIRES JANUARY 14, 2014

2012-001544

A120SH7



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 aka Federal National  
Mortgage Association

Grantee's Name Richard E. Littlefield

Mailing Address Asset Number A120SH7, 14221  
Dallas Parkway, Suite 1000  
Dallas, TX 75254

Mailing Address 109 Magnolia Circle  
Columbiana, AL 35051

Property Address 120 Portsouth Lane  
Alabaster, AL 35007

Date of Sale November 2, 2012

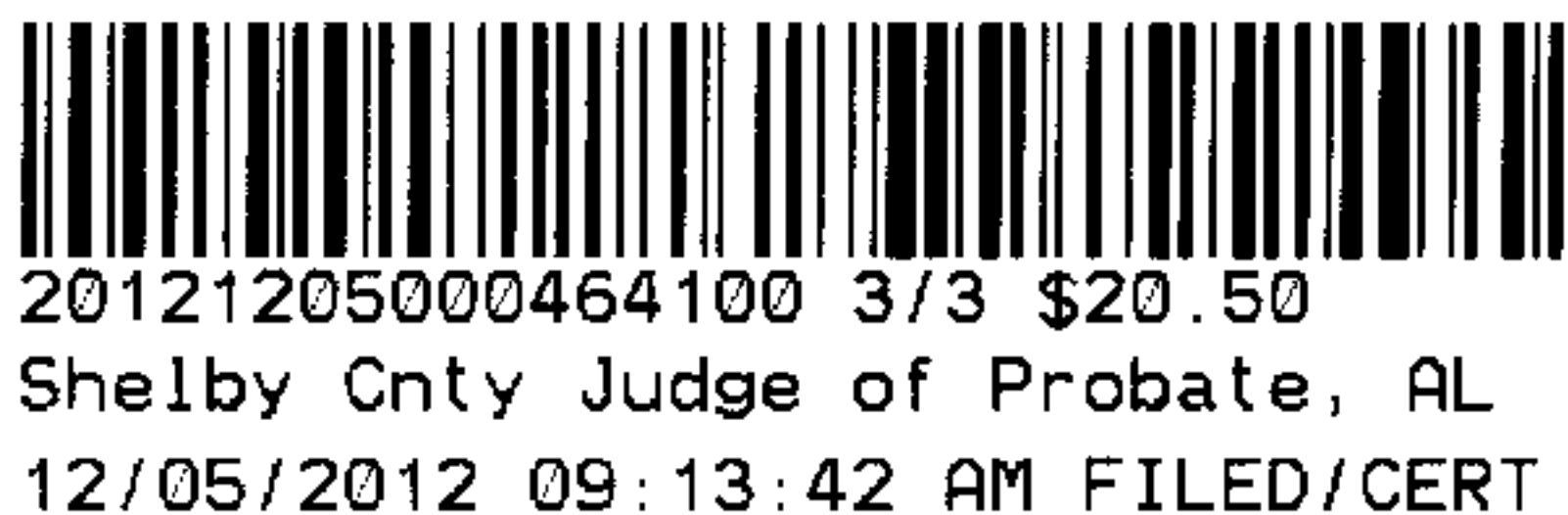
Total Purchase Price \$129,000.00

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 - Fannie Mae aka Federal National Mortgage Association, Asset Number  
A120SH7, 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254.

Grantee's name and mailing address - Richard E. Littlefield, 109 Magnolia Circle, Columbiana, AL 35051.

Property address - 120 Portsouth Lane, Alabaster, AL 35007

Date of Sale - November 2, 2012.

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 with 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: November 2, 2012

Sign

Agent