


Address for tax notice:
Joseph B. Bodiford
1248 Southwind Drive
Helena, AL 35080

STATE OF ALABAMA}
COUNTY OF SHELBY}


20121220000486180 1/3 \$33.00
Shelby Cnty Judge of Probate, AL
12/20/2012 11:37:14 AM 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 Seventy Five Thousand and 00/100 \$(75,000.00)dollars, hereby acknowledged to have been paid to the said Grantor by JOSEPH B. BODIFORD, the Grantee, 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 Grantee, subject to the provisions hereinafter contained, all that real property in the County of Shelby, State of Alabama, described as follows:

The North 150 feet of the South 450 feet of lots 1 and 2, in block 2, according to the Nickerson's Survey of Helena Road, as recorded in Map Book 3, Page 116, in the Probate Office of Shelby County, Alabama.

Mortgage Amount: \$60,000.00

This property is also known as: 119 8th Street S.W, Alabaster, Al 35007.

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 Grantee 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 Grantee, his heirs and assigns , 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. Such state of facts as shown on subdivision plat recorded in Plat Book 3, Page 116
3. Minerals of whatsoever kind, subsurface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land.

Shelby County, AL 12/20/2012
State of Alabama
Deed Tax: \$15.00

4. All outstanding rights of redemption in favor of all person entities entitled to redeem the property from certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated 9-14-2012 and recorded in instrument 201221015000394450, in the Probate Office of Shelby County, Alabama, under and in accordance with the laws of the State of Alabama or the United States of America.

Grantee 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 20 day of November, 2012.

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

By: _____

MCFADDEN, LYON & ROUSE, L.L.C.

As its Attorney-in-Fact

By: _____

William S. McFadden

Its: Member

STATE OF ALABAMA }
COUNTY OF MOBILE }

I, the undersigned Notary Public in and for said State and County, hereby certify that William, S. McFadden, 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, he, in his 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 20 day of November, 2012.

Carol L. Ford
Notary Public, State of Alabama at Large

My Commission Expires: 3/30/13 {SEAL}

The Grantee's name address is:

The Grantor's name and address:

Fannie Mae also known as:

Federal National Mortgage Association

14221 Dallas Pkwy, Ste 1000

Dallas, Tx 75254-2916

This instrument was prepared by:


William S. McFadden, Attorney

MCFADDEN, LYON & ROUSE, L.L.C.

718 Downtowner Boulevard

Mobile, Alabama 36609

(251)342-9172


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Real Estate Sales Validation Form

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

Grantor's Name	<u>FANNIE MAE</u>	Grantee's Name	<u>JOSEPH B. BODIFORD</u>
Mailing Address	<u>14221 DALLAS PARKWAY</u> <u>SUITE 1000</u> <u>DALLAS TX 75254</u>	Mailing Address	<u>1248 SOUTHWIND DRIVE</u> <u>HELENA, AL</u> <u>35080</u>
Property Address	<u>119 8TH STREET</u> <u>ALABASTER, AL</u> <u>35007</u>	Date of Sale	<u>11/20/12</u>
		Total Purchase Price \$	<u>75,000 -</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Closing Statement	

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 11/21/12

Print MALCOLM S. MCLEOD

☐ Unattested

[Signature]
(verified by)

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

My Commission Expires
3/8/14

20121220000486180 3/3 \$33.00
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