

STATE OF ALABAMA}
COUNTY OF SHELBY}

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 Two Hundred Thousand, and 00/100, (\$200,000.00) dollars, hereby acknowledged to have been paid to the said Grantor by ROY L. WHATLEY, JR., the Grantee, 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:

PARCEL I:

LOT 4, ACCORDING TO THE SURVEY OF LAKE RIDGE, AS RECORDED IN MAP BOOK 33, PAGE 43, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PARCEL II:

THIS EASEMENT IS TO GRANT INGRESS AND EGRESS ALONG AN EASEMENT DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF LOT 5 OF LAKE RIDGE AS RECORDED IN MAP BOOK 33, PAGE 43, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; THENCE NORTH 16 DEGREES 23 MINUTES 52 SECONDS EAST A DISTANCE OF 32.00 FEET; THENCE SOUTH 21 DEGREES 23 MINUTES 00 SECONDS WEST A DISTANCE OF 32.20 FEET TO A POINT ON THE RIGHT OF WAY OF SWEETBAY DRIVE BEING A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 3 DEGREES 12 MINUTES 31 SECONDS AND RADIUS OF 50.00 FEET, A CHORD OF 2.80 FEET ALONG A BEARING OF SOUTH 75 DEGREES 15 MINUTES 36 SECONDS EAST AND RUN ALONG ARC OF SAID RIGHT OF WAY A DISTANCE OF 2.80 FEET TO THE POINT OF BEGINNING.

PROPERTY ADDRESS: 186 Sweetbay Drive, Alabaster, Alabama 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.

204300 of the above consideration was paid from the proceeds of a mortgage loan

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. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto.
3. Restrictive Covenants and Grant of Land Easement for underground facilities in subdivision in favor of Alabama Power Company as recorded in Instrument No. 20040312000127220.
4. All outstanding rights of redemption in favor of all persons and entities entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed to Federal National Mortgage Association, dated 9/21/12, and recorded on 10/15/12, in Instrument No, 20121015000394440, 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.

Grantees 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 3 day of January, 2013.

**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 3 day of January,
2013.

Carol L Kest
Notary Public, State of Alabama at Large
My Commission Expires: 3/30/13 {SEAL}

The Grantee's address is:

This instrument was prepared by:
William S. McFadden, Attorney
McFADDEN, LYON & ROUSE, L.L.C.
718 Downtowner Boulevard
Mobile, Alabama 36609
(251)342-9172

Grantor's address is:
14221 Dallas Parkway, Ste 1000
Dallas, Tx 75254-2916



20130122000029300 3/4 \$22.00
Shelby Cnty Judge of Probate, AL
01/22/2013 03:40:10 PM FILED/CERT

Real Estate Sales Validation Form

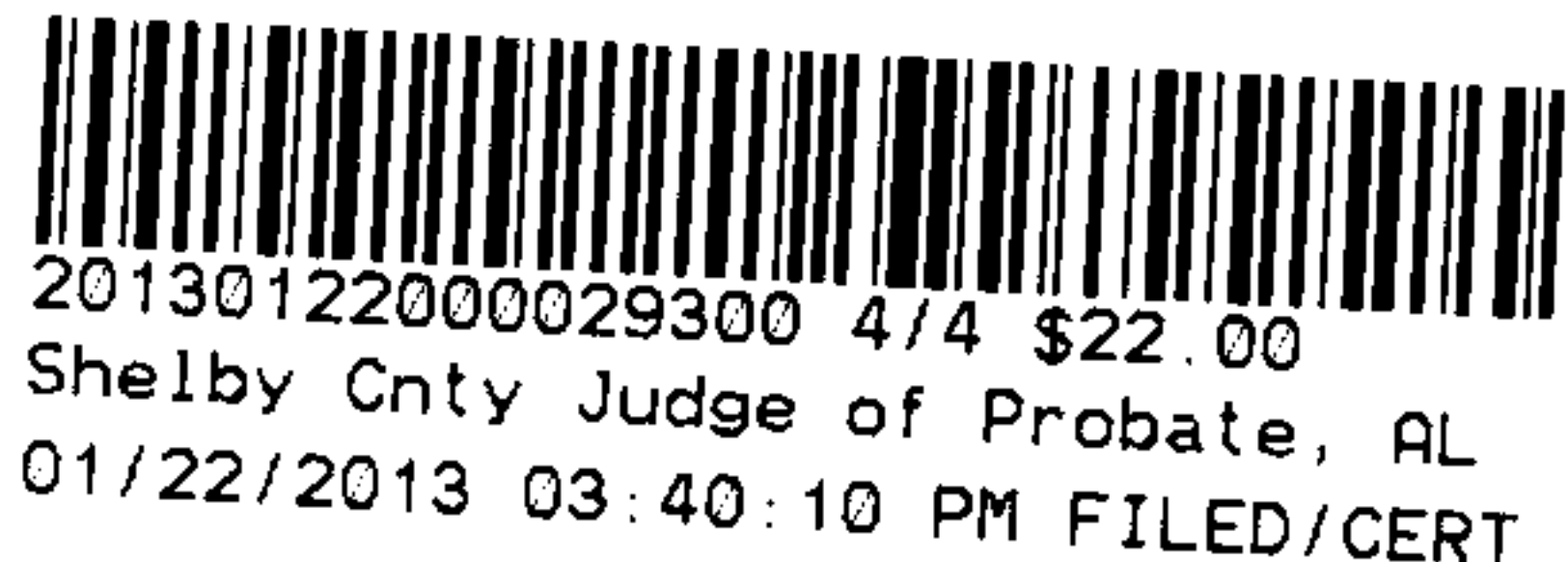
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name FNMA
Mailing Address McFadden Lyon & Rouse
718 DOWNTOWNER LOOP
MOBILE AL 36609

Grantee's Name Roy L. Whatley Jr
Mailing Address 186 Sweetbay Dr
Alabaster AL 35114

Property Address 186 Sweet

Date of Sale 1-4-13
Total Purchase Price \$ 200,000



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, 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 1-4-13

Print Jennifer Dawik

Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one