

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

Send Tax Notice to:
William Morgan

432 Waterford Cove
Calera, AL 35040

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Fifty-Two Thousand Nine Hundred And 00/100 (\$152,900.00) 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 William Morgan, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

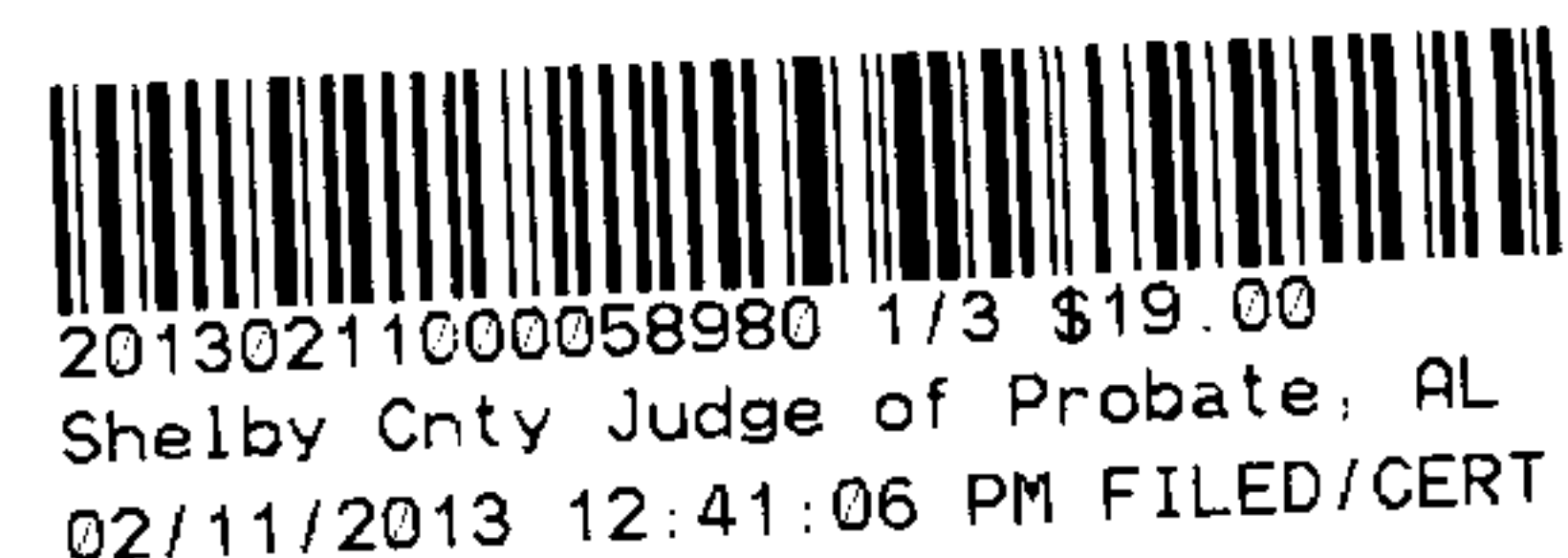
Lot 707, according to the survey of Waterford Cove-Sector 3, as recorded in Map Book 31, Page 146, in the Probate Office of Shelby County, Alabama.

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. 7.5 Foot easement on the North side of said property.
4. Declaration of Restrictions, covenants and easements as recorded in Instrument No. 2000-40215 and amended in Instrument No. 2001-12819.
5. Articles of Organization of Waterford, LLC as recorded in Instrument No. 1999-49065.
6. Ordinance with City of Calera, as recorded in Instrument No. 2000-0006.
7. Right of way to Shelby County, as recorded in Book 240, Page 36.
8. Grant to the State of Alabama for railroad, as recorded in Book 278, Page 5.
9. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Instrument No. 1995-1640 and Book 345, Page 744.
10. Terms and conditions, as recorded in Instrument No. 1995-1640.
11. Release of damages, as recorded in Instrument No. 1995-1640 and Book 345, Page 744.
12. Articles and restrictions of Waterford Home Owners Association, as recorded in Instrument No. 2001-12817 and Instrument No. 2004-46708.
13. 15 Foot dirt road, as shown on survey of R.C. Farmer & Associates, dated May 10, 1999
14. Restrictions as shown on recorded plat.
15. 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. 20121005000382320, in the Probate Office of Shelby County, Alabama.

\$ 156,020.00 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.



12-0984

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 29th day of January, 2013.

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 29th day of January, 2013.



NOTARY PUBLIC
My Commission Expires:
AFFIX SEAL

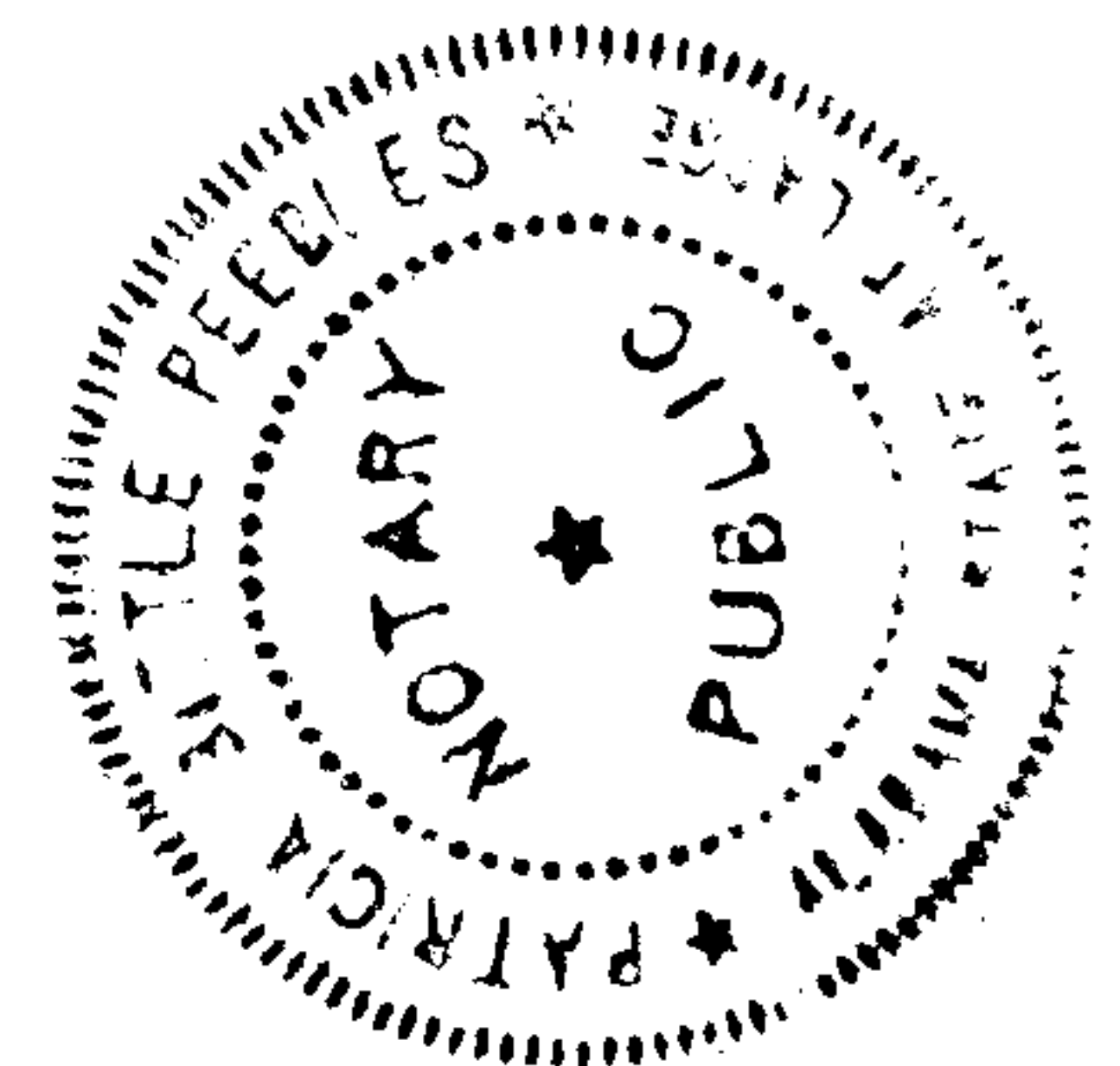
2012-002797

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A121K54

MY COMMISSION EXPIRES NOVEMBER 12, 2013


20130211000058980 2/3 \$19.00
Shelby Cnty Judge of Probate, AL
02/11/2013 12:41:06 PM FILED/CERT



Real Estate Sales Validation Form

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

Grantor's Name: Fannie Mae

Grantee's Name: William Morgan
Angela Morgan

Mailing Address: 14221 Dallas Parkway, Ste 1000
Dallas, TX 75254

Mailing Address: 26438 Big Branch
Athens, AL 35613

Property Address: 432 Waterford Cove
Calera, AL 35040

Date of Sale: 1/31/13

Total Purchase Price: \$ 152,900.00

OR Actual Value: \$ _____

OR Assessor's Value: \$ _____

The Purchase Price or Actual Value claimed on this form can be verified in the following documentary evidence: (Recordation of 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 is 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 an 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 § 40-22-1 (h).

Date: 1-31-13


Print Name: William Morgan

Signature: [Signature]

☐ Grantor ☒ Grantee ☐ Owner ☐ Agent

☐ Unattested _____

(Verified by)


20130211000058980 3/3 \$19.00
Shelby Cnty Judge of Probate, AL
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