

Send Tax Notice To:
L.J. White Investments,
2652 Altz Glen Dr. LLC
Birmingham, AL 35243

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 **One Hundred Seventy
Four Thousand and No/100 (\$174,000.00) Dollars** hereby acknowledged to have been
paid to the said Grantor by **L. J. WHITE INVESTMENTS, L.L.C.**, 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:

**Lot 203, according to the Survey of Eagle Point, 2nd Sector, Phase 1,
as recorded in Map Book 18, Page 2, in the Probate Office of Shelby
County, Alabama.**

**This property is also known as: 109 Talon Parkway, Birmingham,
AL 35242.**

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, its successors and assigns, FOREVER.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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.

Declaration of Protective Covenants and Restrictions appearing of record in
Instrument No. 1994-4726, in the Probate Office of Shelby County, Alabama.

Transmission Line Permits to Alabama Power Company as recorded in Real 302,
Page 396, in the Probate Office of Shelby County, Alabama.

Easements in Deed Book 290, Page 842, in the Probate Office of Shelby County,
Alabama.

Terms and conditions of the Articles of Incorporation of Eagle Point Homeowners

Association in Instrument No. 1996-33773, in the Probate Office of Shelby County, Alabama.

Coal, oil, gas and other mineral interests and rights relating thereto in, to, or under the land herein described.

All outstanding rights of redemption in favor of all parties entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated September 27, 2012, and recorded on 3-29-12 in Instrument No. 20121029000414190, under and in accordance with the laws of the State of Alabama or the United States of America.

Grantee herein shall be prohibited from conveying captioned property for a sales price of Greater than **\$208,800.00**, for a period (3) months from the date of the recording of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than **\$208,800.00**, for a period of (3) months from the date of the recording of this deed. These restrictions shall run with the land and are not personal to Grantee. This restriction shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or deed of Trust.

Grantee accepts 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 8 day of February, 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 8 day of February, 2013.

Carol L. Kent

Notary Public, State of Alabama at Large

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


20130218000068050 2/4 \$195.00
Shelby Cnty Judge of Probate: AL
02/18/2013 11:01:01 AM FILED/CERT

The Grantee's name and address is:

2652 Alta Glen Drive
Birmingham, AL 35243

The Grantor's address is:

14221 Dallas Parkway, Ste. 1000
Dallas, TX 75254

This instrument was prepared by:

William S. McFadden, Esq.
McFadden, Lyon & Rouse, LLC
718 Downtowner Blvd.
Mobile, AL 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 Federal National Mortgage Assoc.
Mailing Address 14221 Dallas Parkway
Suite 1000
Dallas, TX 75254-2116

Grantee's Name L.J. White Investments, LLC
Mailing Address 2652 Alta Glen Drive
Birmingham, AL 35243

Property Address 109 Talon Parkway
Birmingham, AL
35242

Date of Sale 2/8/13
Total Purchase Price \$174,000.00
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 - provide the name of the person or persons conveying interest in property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest in property is being conveyed.

Property address - the physical address of the property being conveyed, if any.

Date of Sale - the date on which interest in 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 2/15/13

Print Jeff W. Farmer
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested

(verified by)

20130218000068050 4/4 \$195.00
Shelby Cnty Judge of Probate, AL
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