


STATE OF ALABAMA}  
COUNTY OF SHELBY}

  
20130218000068510 1/4 \$37.00  
Shelby Cnty Judge of Probate, AL  
02/18/2013 01:26:14 PM FILED/CERT

Send tax notice to:  
John & Deborah Schooley  
6213 Waterford Pl  
Pelham, AL 35124

**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 Eight Thousand and 00/100, (\$78,000.00) Dollars**, hereby acknowledged to have been paid to the said Grantor by **JOHN SCHOOLEY and DEBORAH SCHOOLEY**, the Grantees, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Grantees, as joint tenants 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 subject to the provisions hereinafter contained, all that real property in the County of Shelby, State of Alabama, described as follows:

**Lot 2, according to the Survey of final Plat of Midridge Village, Phase 1, as recorded in Map Book 29, Page 80, in the Probate Office of Shelby County, Alabama.**

**This property is also known as: 403 Midridge Lane, Pelham, Al 35124**

**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 Grantees only the interest Grantor owns therein, if any.**

Mortgage amount: \$62,400.00

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 Grantees, as joint tenants during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, and to the heirs and assigns of such survivor, 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 29, Page 80.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay rock, sand gravel in, on, under and that may be produced from the Land.
4. 25' building line front as shown on recorded Map Book 29, Page 80.
5. 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, together with any

Shelby County, AL 02/18/2013  
State of Alabama  
Deed Tax:\$16.00

release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Instrument 2000-14880.

6. Subject to Covenants, conditions and restrictions as set forth in the document recorded in Instr. 2002-13522 in the Official records of Shelby County, Alabama.
7. All outstanding rights of redemption in favor of all persons and entitles entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated 12-6-12 and recorded on 1-31-13 in Instrument 20130131000042170, 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.
8. Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$93,600.00 for a period of (3) months from the date of the recording if this Deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than \$93,600.00 for a period of (3) months from the date 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.

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 7 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.

  
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Given under my hand and notarial seal on this the 7 day of February,  
2013.

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

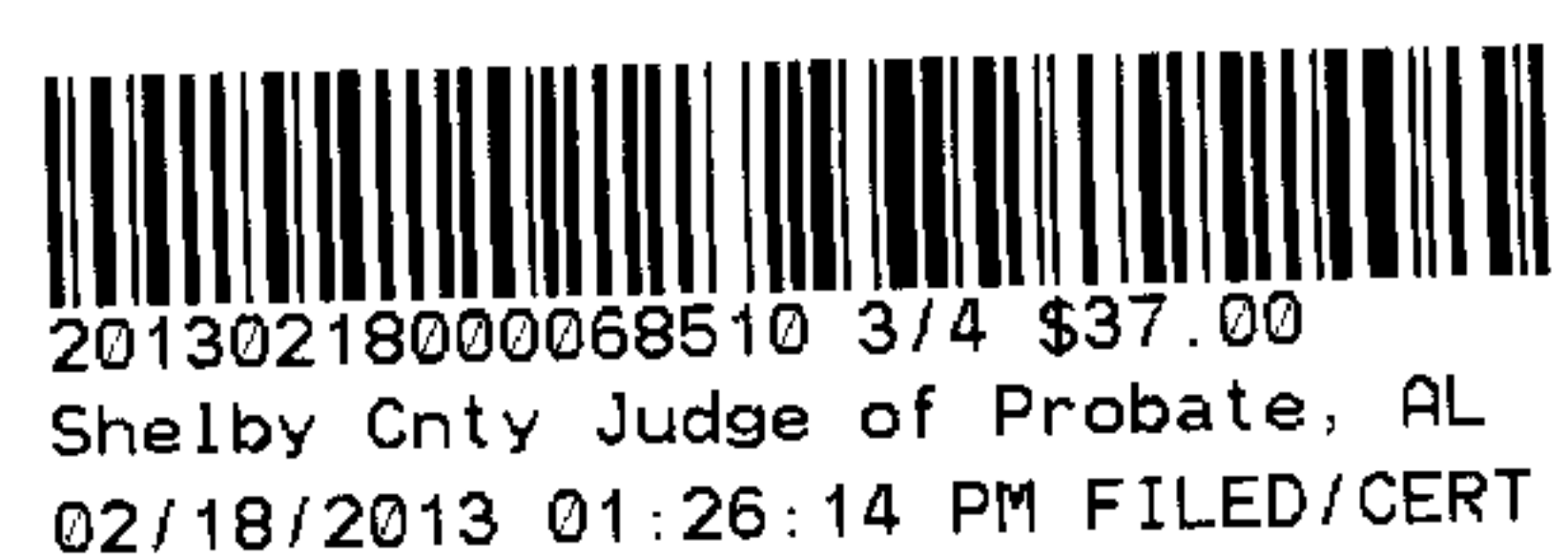
The Grantee's address is:

6213 Waterford Pl  
Pelham, AL 35124

Grantor's address is:

14221 Dallas Parkway, 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



# 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 14221 DALLAS PKWY  
SUITE 1000  
DALLAS, TX 75254

Grantee's Name JOHN & DEBORAH SCHUCKLEY  
Mailing Address 6213 WATERFORD PL.  
PELLHAM, AL 35124

Property Address 403 MID RIDGE LANE  
PELLHAM, AL  
35124

Date of Sale 2/14/13  
Total Purchase Price \$ 78,000 -  
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 2/15/13

Print Malcolm S. McLeod

Unattested

[Signature]  
(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

My Commission Expires  
8/8/14

Form RT-1



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