

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

Send Tax Notice
Simon Carden
Amanda Carden
217 Cedar Lane
Columbiana, AL 35051



20130306000092400 1/3 \$273.00
Shelby Cnty Judge of Probate, AL
03/06/2013 10:27:27 AM FILED/CERT

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two Hundred Fifty-Five Thousand And 00/100 (\$255,000.00) to the undersigned, Fannie Mae a/k/a 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Simon Carden, and Amanda Carden, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land located in the Southeast Quarter of the Northwest Quarter and a part of the Southwest Quarter of the Northeast Quarter of Section 36, Township 21 South, Range 1 West, being more particularly described as follows:

Commence at the Northeast corner of the Southwest quarter of the Northeast quarter of Section 36, Township 21 South, Range 1 West, thence run North 89 degrees 59 minutes 37 seconds West along the North line of said quarter-quarter for 1238.42 feet; thence continue on the last described course for 526.47 feet; thence run South 4 degrees 38 minutes 09 seconds East for 358.51 feet to the point of beginning; thence run South 4 degrees 38 minutes 08 seconds East for 425.00 feet to a point on the North line of Cedar Lane, a private road; thence run North 88 degrees 40 minutes 31 seconds East along said road for 444.33 feet; thence run North 1 degrees 24 minutes 28 seconds East for 425.00 feet; thence run South 88 degrees 38 minutes 56 seconds West for 489.13 feet to the point of beginning; being situated in Shelby County, Alabama.

Also a non-exclusive roadway easement for ingress and egress, known as Cedar Lane and described as follows:

Commence at the Northwest corner of the Southeast quarter of Northwest quarter, Section 36, Township 21 South, Range 1 West; thence run Westerly along the North line of the Southwest quarter of Northwest quarter of said Section 36, a distance of 97.11 feet to a point; thence turn an angle of 90 degrees to the left and run in a Southerly direction a distance of 772.72 feet to a point on the Easternmost 40 foot right of way line of Shelby County Highway 47 which is the point of beginning of the 60 foot easement herein described; thence turn an angle of 90 degrees 15 minutes 50 seconds to the left and run a distance of 293.38 feet to a point; thence run along a curve to the right (concave Southerly) having a central angle of 11 degrees 15 minutes 05 seconds and a radius of 537.60 feet for an arc distance of 105.57 feet to a point; thence run along the tangent of said curve a distance of 19.54 feet to a point; thence run along a curve to the left (concave Northerly) having a central angle of 7 degrees 17 minutes 22 seconds and a radius of 748.98 feet, an arc distance of 95.29 feet to a point; thence run along the tangent of said curve a distance of 188.36 feet to a point; thence run along a curve to the left (concave Northerly) having a central angle of 14 degrees 18 minutes 59 seconds and a radius of 365.14 feet; an arc distance of 91.24 feet to a point; thence run along the tangent of said curve for a distance of 46.64 feet to a point; thence run along a curve to the right (concave Southerly) having a central angle of 9 degrees 17 minutes 42 seconds and a radius of 649.41 feet, an arc distance of 105.325 feet to a point; thence run along the tangent of said curve a distance of 598.94 feet to a point; thence turn an angle of 92 degrees 49 minutes 58 seconds to the right and run a distance of 734.55 feet to a point; thence turn an angle of 90 degrees to the right and run a distance of 80.00 feet to a point; thence turn an angle of 90 degrees to the right and run 671.50 feet to a point; thence turn an angle of 92 degrees 49 minutes 58 seconds to the left and run a distance of 535.89 feet to a point; thence run along a curve to the left (concave Southerly) having a central angle of 9 degrees 17 minutes 42 seconds and a radius of 589.41 feet an arc distance of 95.61 feet to a point; thence run along the tangent of said curve a distance of 46.64 feet to a point; thence run along a curve to the right (concave Northerly) having a central angle of 14 degrees 18 minutes 59 seconds and a radius of 425.14 feet, an arc distance of 106.23 feet to a point; thence run along the tangent of said curve a distance of 186.36 feet to a point; thence run along a curve to the right (concave Northerly) having a central angle of 7 degrees 17 minutes 22 seconds and a radius of 808.98 feet, an arc distance of 102.92 feet to a point; thence run along the tangent of said curve a distance of 19.54 feet to a point; thence run along a curve to the left (concave Southerly) having a central angle of 11 degrees 15 minutes 05 seconds and a radius of 477.60 feet, an arc distance of 93.79 feet to a point; thence run along the tangent of said curve a distance of 275.00 feet to a point on the Easternmost 40 foot right of way line of Shelby County Highway 47; thence run Northerly along said right of way line a distance of 62.76 feet to the point of beginning. Said easement is lying in the Southwest quarter of Northwest quarter and Southeast quarter of Northwest quarter, Section 36, Township 21 South, Range 1 West, Shelby County, Alabama.



Shelby County, AL 03/06/2013
State of Alabama
Deed Tax: \$255.00

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 Grantees herein assume and agree to pay.
3. Easements, reservations, restrictions, protective covenants, rights of way, conditions and building setback lines of record, if any.
4. 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 Number 20120605000196550, in the Probate Office of Shelby County, Alabama.

\$ 150,000.00 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.

TO HAVE AND TO HOLD Unto the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy thereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 27th day of February, 2013.

Fannie Mae aka Federal National Mortgage Association
By and through Sirote & Permutt, P.C., as Attorney in Fact

By: _____

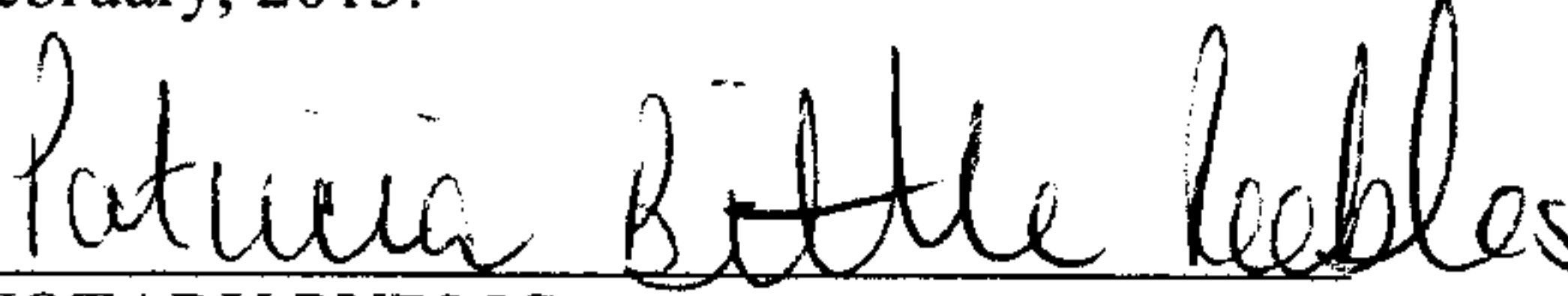
Its Attorney

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 a/k/a 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 27th day of February, 2013.


NOTARY PUBLIC
My Commission Expires:
AFFIX SEAL

2012-003234

MY COMMISSION EXPIRES NOVEMBER 12, 2013

A120VW9


20130306000092400 2/3 \$273.00
Shelby Cnty Judge of Probate, AL
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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 FNMA
Mailing Address 14221 DALLAS PKWY
SUITE 1000
DALLAS, TX

Grantee's Name SIMON & AMANDA CARDEN
Mailing Address 217 CEDAR LANE
COLUMBIANA, AL
35051

Property Address 217 CEDAR LANE
COLUMBIANA, AL
35051

Date of Sale 2/28/13
Total Purchase Price \$ 255,000 -
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 3/1/13

Print Malcolm S. McLeod

Unattested

(Signature)
(verified by)

Sign

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

My Commission Expires
3/8/14

Form RT-1



20130306000092400 3/3 \$273.00
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