

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 Three Thousand and 00/100 (\$103,000.00) dollars, hereby acknowledged to have been paid to the said Grantor by LINDSAY PERCIVAL AND JAY GARRETT, 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 33, according to the Survey of Saddle Run Subdivision, as recorded in Map Book 11, Page 28, in the Probate Office of Shelby County, Alabama

This property is also known as: 4012 Saddle Run Circle, 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.

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:**

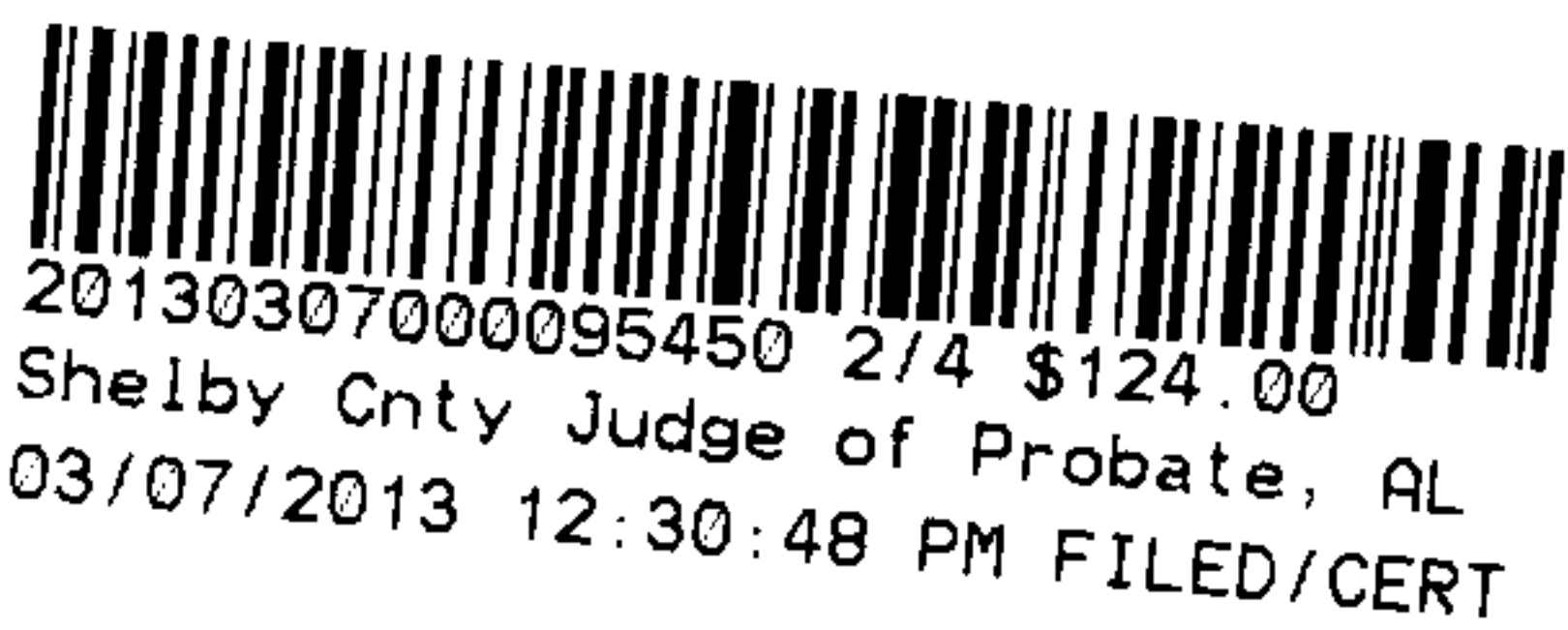
1. Restrictive covenants, easements, building setback lines, rights of way, prior mineral reservations and notes or restrictions as shown on recorded plat of subdivision, if any applicable to said property of record in the said Probate Court records.
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Saddle Run Recorded in Map

Book 11, Page 28, in the Office of the Judge of Probate of Shelby County, Alabama.

- 3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Record or as recorded in Volume 79, Page 297.
- 4. Restrictions appearing of recorded in Real 144, Page 124.
- 5. Agreement with Alabama Power Company recorded in Real 145, Page 712.
- 6. Right-of-way to Alabama Power Company recorded in Real 157, Page 579 and Real 142, Page 195.
- 7. All outstanding rights of redemption in favor of all persons entitled to redeem the Land from that certain mortgage foreclosure sale evidenced by Foreclosure Deed dated December 10, 2012, recorded January 29, 2013 in Instrument #20130129000038580, 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 15<sup>th</sup> day of Feb., 2013.



FANNIE MAE, aka FEDERAL NATIONAL MORTGAGE ASSOCIATION,  
By: [Signature]  
MCFADDEN, LYON & ROUSE, L.L.C.  
As its Attorney-in-Fact  
By: [Signature]  
Beth McFadden Rouse  
Its: Member

STATE OF ALABAMA       }  
COUNTY OF MOBILE     }

I, the undersigned Notary Public in and for said State and County, hereby certify that Beth McFadden Rouse, 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, she, in her 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 15<sup>th</sup> day of Feb., 2013.  
[Signature]  
Notary Public, State of Alabama at Large  
MyCommission Expires: 9-1-2015 {SEAL}



The Grantee's name address is:


Lindsey Percival  
4012 Saddle Run Circle  
Palmer AL 35124

This instrument was prepared by:

Beth McFadden Rouse, Attorney  
McFADDEN, LYON & ROUSE, L.L.C.  
718 Downtowner Boulevard  
Mobile, Alabama 36609  
(251)342-9172

The Grantor's name and address:

Fannie Mae also known as:  
Federal National Mortgage Association  
14221 Dallas Pkwy, Ste 1000  
Dallas, Tx 75254-2916

  
20130307000095450 3/4 \$124.00  
Shelby Cnty Judge of Probate, AL  
03/07/2013 12:30:48 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 Fannie Mae  
Mailing Address 14221 Dallas Hwy Ste 1000  
Dallas TX 75250

Grantee's Name Lindsey Percival  
Mailing Address 4012 Saddle Run Circle  
Pelham AL 35024

Property Address 4012 Saddle Run Circle  
Pelham AL 35024

Date of Sale 2/15/13

Total Purchase Price \$ 103,000



20130307000095450 4/4 \$124.00  
Shelby Cnty Judge of Probate, AL  
03/07/2013 12:30:48 PM FILED/CERT

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 Charles D. Stewart, Jr.

Unattested

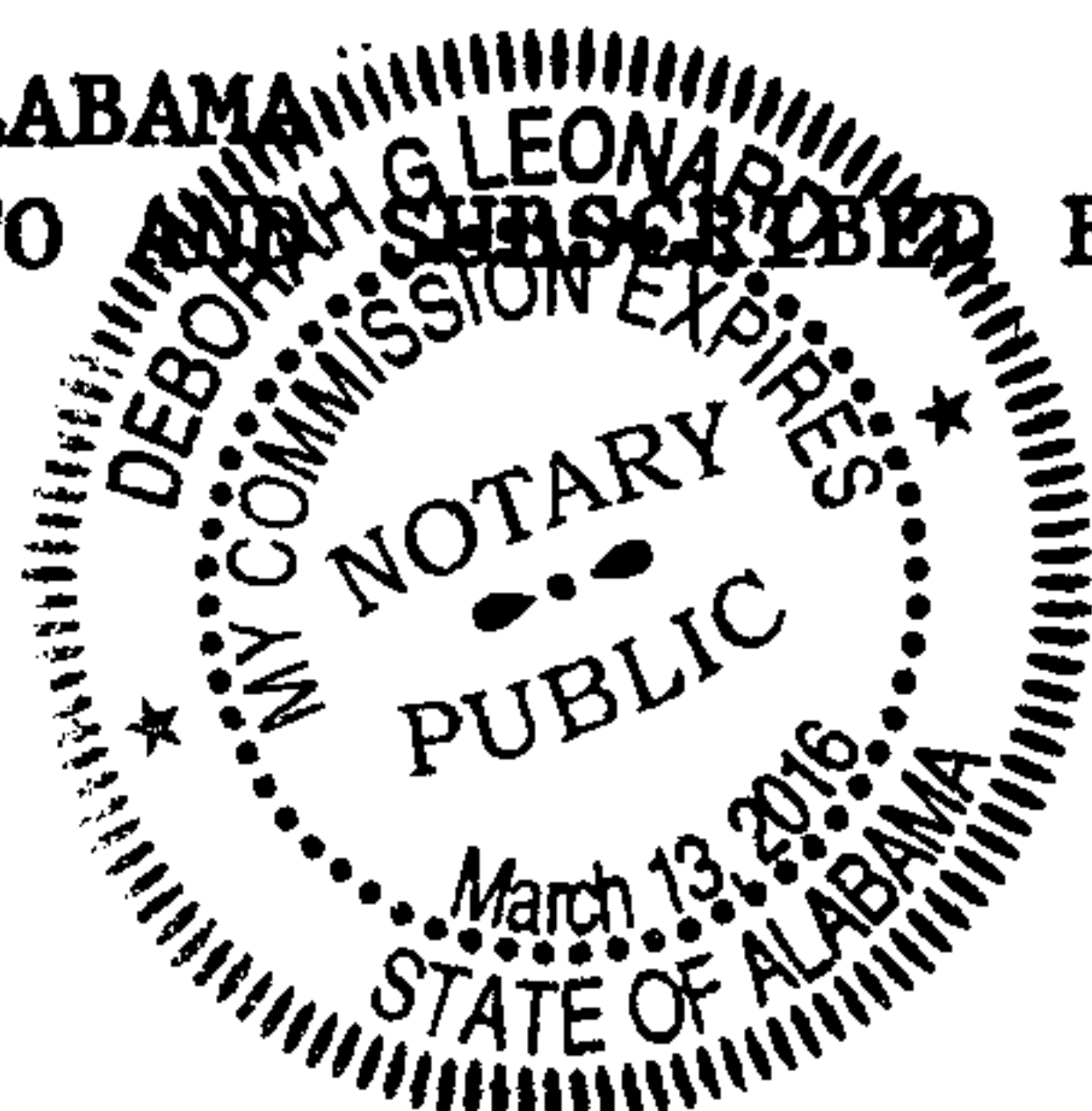
Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

STATE OF ALABAMA  
SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 15<sup>th</sup> DAY OF February,  
2013.



Deborah A. Leonard  
NOTARY PUBLIC