


Send tax notice to: Scott Campbell
2 Wilderness Ct.
Pelham, Al. 35174

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)


20130319000114130 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
03/19/2013 12:12:07 PM FILED/CERT

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT: That the undersigned, **FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA**, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to it by **SCOTT CAMPBELL**, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said **SCOTT CAMPBELL**, the following described real estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Begin, at the SE corner of Lot 8, Block 1, of Cahaba Valley Estates, Fourth Sector, as recorded in Map Book 5 page 127 in the Office of the Judge of Probate of Shelby County, Alabama; thence in a Southerly direction along the West boundary of Wilderness Court a distance of 147.51 feet to the beginning of a curve to the right, said curve having a radius of 25.00 feet and a central angle of 90 deg; thence along arc of said curve a distance of 39.27 feet to end of said curve; thence in a Westerly direction a distance of 112.00 feet; thence 90 deg. Right in a Northerly direction a distance of 172.51 feet to the Southwest corner of said Lot 8, Block 1; thence 90 deg. Right in an easterly direction along the South line of said Lot 8, a distance of 137.00 feet to the point of beginning; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

SUBJECT TO STATUTORY RIGHTS OF REDEMPTION EXISTING BY VIRTUE OF THAT CERTAIN FORECLOSURE DEED RECORDED IN INSTRUMENT NUMBER 20121107000428760, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

\$88,844 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD THE above described real estate, together with all and singular the rights, tenements, hereditaments, appurtenances and improvements thereunto belonging, or in anywise appertaining, unto the said **SCOTT CAMPBELL** and unto his/her heirs and assigns forever. Said property being subject, however to ad valorem taxes due October 1, 2013; and further excepting any restrictions and easements pertaining to the above described property of record in the Probate Office of Shelby County, Alabama.

This deed is executed without warranty or representation of any kind, express or implied, except that there are no liens or encumbrances outstanding against the property hereby conveyed which were created or suffered by the undersigned Grantor.

IN WITNESS WHEREOF, FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA has caused this instrument to be executed by its undersigned officer/authorized individual on this THE 25th day of February, 2013.

Shelby County, AL 03/19/2013
State of Alabama
Deed Tax: \$5.00

**FANNIE MAE A/K/A FEDERAL NATIONAL
MORTGAGE ASSOCIATION ORGANIZED AND EXISTING
UNDER THE LAWS OF THE UNITED STATES OF AMERICA**

**BY: STEPHENS MILLIRONS, P.C.
ITS ATTORNEY IN FACT**


BY  (SEAL)

ITS President

STATE OF ALABAMA)
 :
COUNTY OF MADISON)

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that, This instrument was acknowledge before me on the 25th day of February, 2013 by Steven J. Shaw, authorized signer of STEPHENS MILLIRONS, P.C., as Attorney-in-Fact and/or agent of **FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA**, on behalf of said federal chartered corporation organized and existing under the laws of the United States and 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation in its capacity as Attorney-in-Fact for **FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA**.

Given under my hand and seal this the 25th day of February, 2013.

 (SEAL)

Notary Public:

My Commission Expires: 10.2.13

POA recorded in Shelby County, Alabama, Probate Records.


This instrument was prepared by:

STEVEN J. SHAW

Stephens Millirons, PC

120 Seven Cedars Drive, Huntsville, AL 35802

Re: 2 Wilderness Court, Pelham, Alabama 35124


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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
Mailing Address Association aka Fannie Mae
14221 Dallas Parkway, Ste 1000
Dallas, TX 75254

Grantee's Name Scott Campbell
Mailing Address 2 Wilderness Court
Pelham, Alabama 35124

Property Address 2 Wilderness Court
Pelham, Alabama 35124

Date of Sale 3/15/13

Total Purchase Price \$ 93,520.00

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

☐ Appraisal

☒ Sales Contract

☐ Other

☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

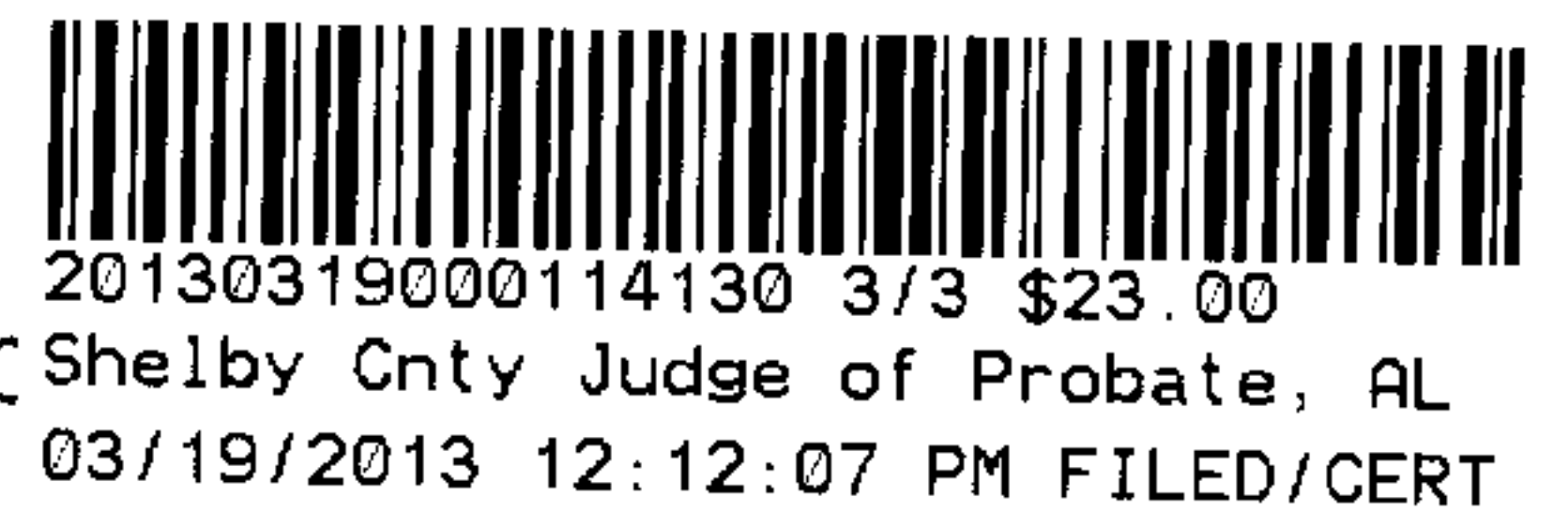
Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

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, 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 2/25/2013

Print Steven J. Shaw

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1