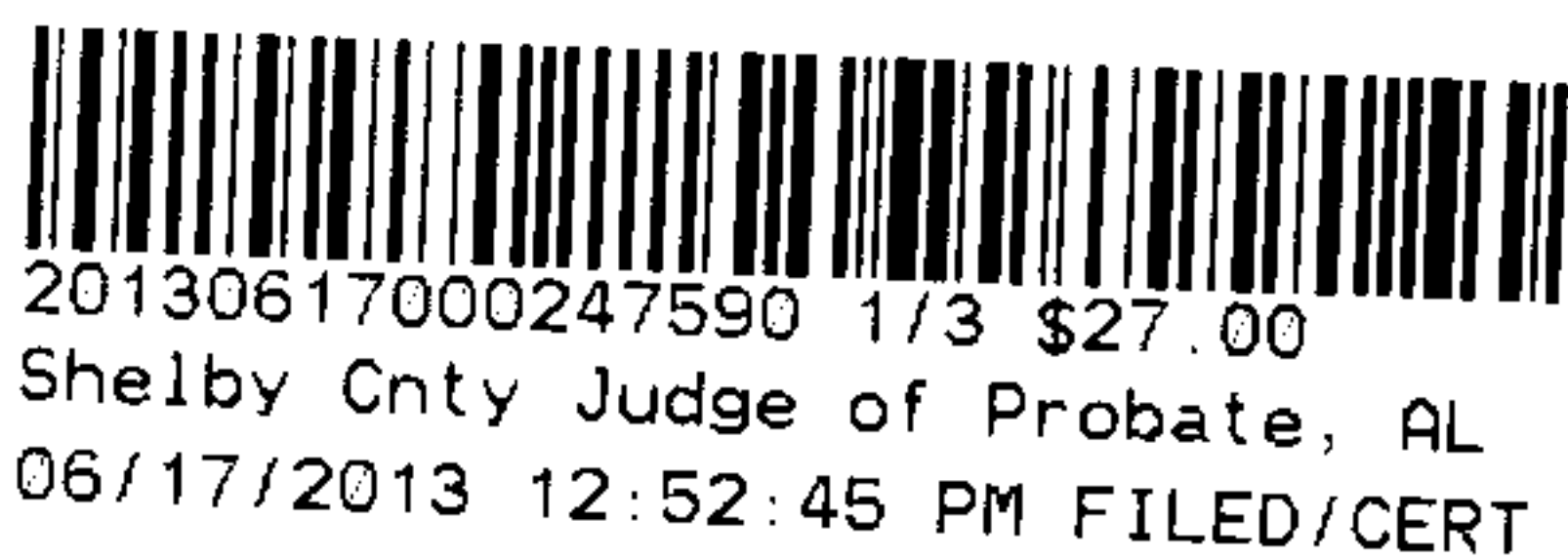


Send tax notice to:  
Daniel Howell  
138 Marlstone Drive  
Helena, AL 35080

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-Three Thousand and 00/100 Dollars (\$173,000.00)** hereby acknowledged to have been paid to the said Grantor by **Daniel Howell**, the Grantee, subject to the provisions hereinafter contained, all that real property in the County of Shelby, State of Alabama, described as follows:

**Lot 45, according to the survey of Fieldstone Park, Fourth Sector, as recorded in Map Book 30, Page 107 and re-recorded in Map Book 31, Page 3 in the Probate Office of Shelby County, Alabama.**

This property is also known as: 138 Marlstone Drive, Helena, AL 35080

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.

Mtg amount: \$164,350.00

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 Grantee, in fee simple, and to her heirs and assigns, 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 31, Page 3.
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.
4. Declaration of Protective Covenants recorded in Instrument 20021211000622580.
5. All outstanding rights of redemption in favor of all persons and entities entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated

10-18-12 and recorded on 11-16-12 in instrument  
2012111600040670 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.

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  
11<sup>th</sup> day of June, 2013.

**FANNIE MAE, aka FEDERAL  
NATIONAL MORTGAGE ASSOCIATION,**

By: [Signature]  
**MCFADDEN, LYON & ROUSE, L.L.C.**  
As its Attorney-in-Fact

By: [Signature]  
**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 11<sup>th</sup> day of June, 2013.

[Signature]  
Notary Public, State of Alabama at Large  
My Commission Expires: 9-1-2015 {SEAL}


The Grantee's address is:

138 Marlstone Drive  
Helena, AL 35080

The Grantor's address is:

14221 Dallas Parkway, Ste. 1000  
Dallas, TX 75254

This instrument was prepared by:  
William S. McFadden  
718 Downtowner Boulevard  
Mobile, AL 36609  
251-342-9172

  
20130617000247590 2/3 \$27.00  
Shelby Cnty Judge of Probate, AL  
06/17/2013 12:52:45 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 FNMA  
Mailing Address 14225 DALLAS PKWY  
SUITE 1000  
DALLAS, TX 75254

Grantee's Name DANIEL HOWELL  
Mailing Address 138 MARLSTONE DRIVE  
HELENA, AL  
35080

Property Address 138 MARLSTONE DRIVE  
HELENA, AL  
35080

Date of Sale 6/13/13  
Total Purchase Price \$ 173,000 -  
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 6/14/13

Print Malcolm S. McLeod

☐ Unattested

[Signature] Sign  
(verified by)  
My Commission Expires  
3/8/14

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20130617000247590 3/3 \$27.00  
Shelby Cnty Judge of Probate, AL  
06/17/2013 12:52:45 PM FILED/CERT