


Prepared by: Mark Baker, Esq.
CLOSING DEPARTMENT
JOHNSON & FREEDMAN, LLC
Attorneys and Counselors at Law
1587 Northeast Expressway
Atlanta, GA 30329


20130708000276090 1/4 \$22.50
Shelby Cnty Judge of Probate, AL
07/08/2013 01:56:11 PM FILED/CERT

THE STATE OF ALABAMA
COUNTY OF Shelby

FILE NO: FNM2013041103AL1
LOAN NO: 0596430613

Source of Instrument#
20121001000373110

SALES PRICE: \$56,000.00
LOAN AMOUNT: \$54,985.00

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, **Federal National Mortgage Association.**, whose principal place of business is located at 14221 Dallas Pkwy, Dallas, TX 75254, (hereinafter called the Grantor) has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto the **Jeremy Dixon and Tiffany Dixon, married** whose address is 212 Butler St, Columbiana, AL 35051, its successors and/or assigns, (hereinafter called the Grantee) , the following described property situated in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A" HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

The conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding rights of redemption from foreclosure sale.

No word, words, or provisions of this instrument are intended to operate as or imply covenants or warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

TO HAVE AND TO HOLD, the above described property together with all rights and privileges incident or appurtenant thereto, unto the said **Jeremy Dixon and Tiffany Dixon**, its successors and/or assigns, forever.

Shelby County, AL 07/08/2013
State of Alabama
Deed Tax: \$1.50

IN WITNESS WHEREOF, **Federal National Mortgage Association** has caused this conveyance to be executed in its name by its undersigned officer(s), this 12th day of June, 2013.

Federal National Mortgage Association by Johnson & Freedman, LLC, as Attorney-in-Fact by POA recorded at Instrument No. 20091117000427710, Shelby County Records, Alabama

ATTEST: Jin Allen
Attorney in Fact
By: ATLoebuck
TITLE: Associate

(Corporate Seal)

THE STATE OF GEORGIA
COUNTY OF DEKALB

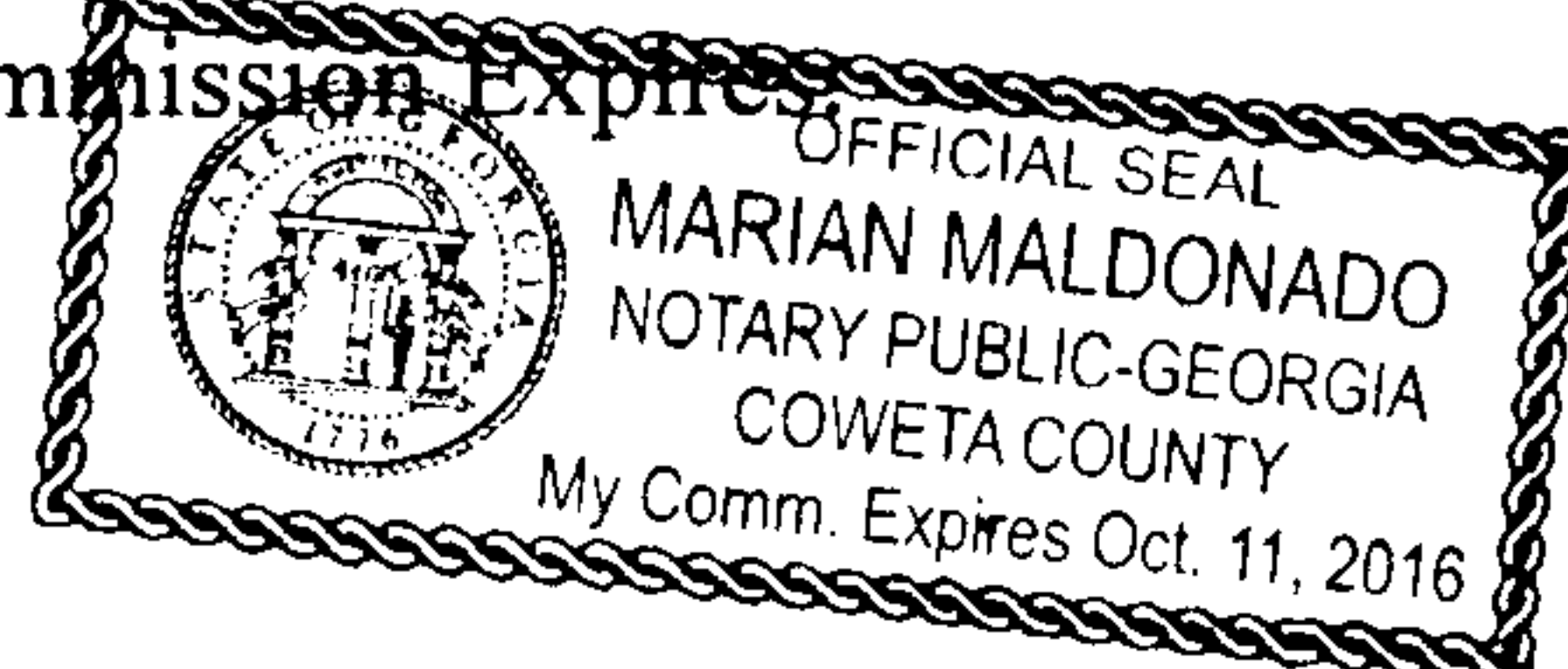
I, the undersigned Notary Public in and for said State and County, do hereby certify that Amy Loebuck as Attorney for Johnson & Freedman, LLC, Attorney-in-Fact for **Federal National Mortgage Association**, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 12th day of June, 2013

Marian Maldonado

NOTARY PUBLIC

My Commission Expires



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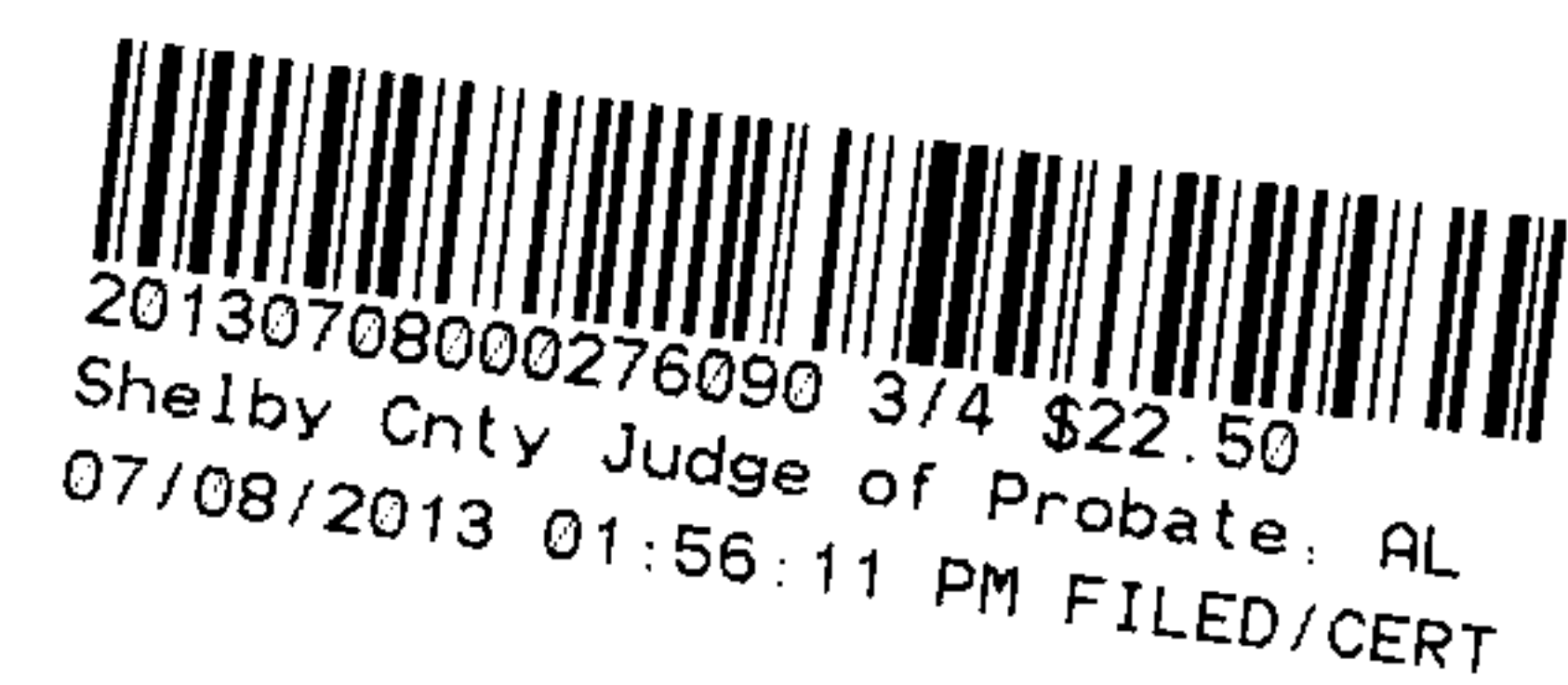
EXHIBIT "A"

A parcel of land situated in Section 23, Township 21 South, Range 1 West, and being more particularly described as follows:

Commence at the SE corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 23, Township 21 South, Range 1 West, and run West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ (forty acres) Section a distance of 459.00 feet to a point; thence run an angle of 89 degrees 30 minutes to the right and run North 20 feet to the North line of strip reserved for roadway purposes to the point of beginning, the same being the SW corner of a lot belonging to J.M. and Catherine T. Butler; thence continue in the same direction along the Butler Lot 190.0 feet; thence turn an angel of 89 degrees 30 minutes to the left and run West 127.0 feet to the center of a ditch; thence turn 68 degrees 46 minutes to the left and run along the meandering of the center of the ditch 101.18 feet to a point; thence turn 7 degrees 10 minutes left and continue in a Southwesterly direction along the center of the meanders of the ditch, 69.27 feet to a point; thence turn 20 degrees 34 minutes to the left and run in a Southerly direction along the center of meanders of said ditch, 48.8 feet to the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ (forty acres) Section; thence turn 16 degrees 56 minutes to the left and continue in a Southerly direction along the center of meanders of said ditch 50.0 feet to the NW corner of Lot owned by J.M. and Catherine Thornton Butler; thence continue along the last described course a distance of 112.18 feet to the Westerly line of a 20-foot wide strip reserved for road purposes; thence 135 degrees 34 minutes left a distance of 80.0 feet to the point of a curve to the right having a radius of 96.19 feet and central angle of 71 degrees 37 minutes 16 seconds; thence run along the arc of said curve a distance of 120.24 feet to the end of said curve; thence East and parallel to the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 4.83 feet to the point of beginning. According to survey of Robert C. Farmer, PLS # 14720, dated November 9, 1992.

Subject to all restrictions, reservations, rights, easements, right-of-way, provisions, covenants and building set-back lines of record.

For informational purposes only property address: 212 Butler St Columbiana, AL 35051



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 Asso
Mailing Address _____
14221 Dallas Pkwy
Dallas, GA 75254

Grantee's Name Jeremy Dixon & Tiffany Dixon
Mailing Address 212 Butler Street
Columbiana, AL 35051

Property Address 212 Butler Street
Columbiana, AL 35051

Date of Sale 6/12/2013
Total Purchase Price \$ 56,000.00
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
☒ 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 the interest in the property is being conveyed.

Property address - the physical address of the property being conveyed, if different from the mailing address.

Date of Sale - the date on which interest in 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 6/11/13

Print Jill Stamer

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

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