


STATE OF ALABAMA       )  
                                  :  
COUNTY OF SHELBY       )

  
20130813000329990 1/3 \$21.50  
Shelby Cnty Judge of Probate, AL  
08/13/2013 12:40:56 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 **ANDREA MICHELE STOCKARD**, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said **ANDREA MICHELE STOCKARD**, the following described real estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 4, Block 5, according to a Resurvey of Block 5 of a Resurvey of Breckenridge Park, as recorded in Map Book 11, Page 18, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

**SUBJECT TO STATUTORY RIGHTS OF REDEMPTION EXISTING BY VIRTUE OF THAT CERTAIN FORECLOSURE DEED RECORDED IN INSTRUMENT NUMBER 20130117000024770, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

**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 **ANDREA MICHELE STOCKARD** 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 23rd day of July, 2013.

Shelby County, AL 08/13/2013  
State of Alabama  
Deed Tax: \$1.50

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

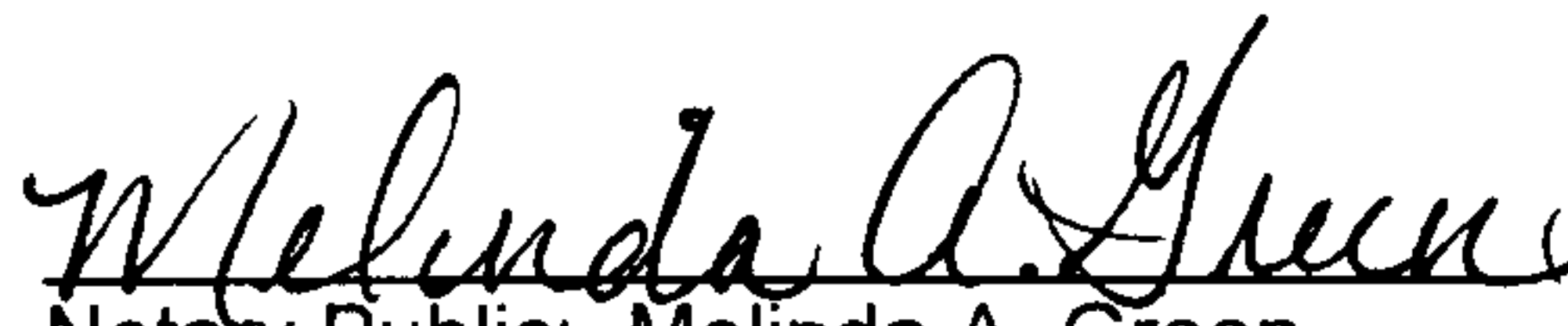
**BY: STEPHENS MILLIRONS, P.C.  
ITS ATTORNEY IN FACT**

BY  (SEAL)  
**STEVEN J. SHAW, 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 before me, 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 23rd day of July, 2013.

 (SEAL)  
Notary Public: Melinda A. Green  
My Commission Expires: 10.02.2013

**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: 1204 Hillsboro Lane, Helena, AL 35080

  
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## REAL ESTATE SALES VALIDATION

Grantor's Name & Mailing Address:  
Fannie Mae aka Federal National  
Mortgage Assn.  
14221 Dallas Parkway, Suite 1000  
Dallas, TX 75254

*AM*  
Grantee's Name and Mailing Address:  
Andrea Michelle Stockard  
1204 Hillsboro Lane  
Helena, AL 35080

Property Address:  
1204 Hillsboro Lane  
Helena, AL 35080

Date of Sale: 8/9/2013  
Total Purchase Price: \$75,000.00  
Loan amount: \$73,641.00

The purchase price or actual value claimed on this form can be verified in the HUD-1 Settlement Statement (Closing Statement).

I attest to the best of my knowledge and belief that the information contained in the foregoing 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).

Andrea Michelle Stockard

Andrea Michelle Stockard  
8/9/2013

Sworn to and subscribed before me on this the 9<sup>th</sup> day of August 2013.

  
Notary Public  
My commission expires: 8/16/15



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