


STATE OF ALABAMA     }  
COUNTY OF SHELBY     }

  
20131003000396330 1/4 \$27.50  
Shelby Cnty Judge of Probate, AL  
10/03/2013 10:14:45 AM FILED/CERT

**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 Forty-Six Thousand One Hundred and 00/100 Dollars (\$146,100.00)** hereby acknowledged to have been paid to the said Grantor by **JIMMIE JOHNSON, aka JIMMIE C. JOHNSON JR.**, the Grantee, subject to the provisions hereinafter contained, all that real property in the County of Shelby, State of Alabama, described as follows:

**Lot 12, according to Chaparral, Third Sector, as recorded in Map Book 8, Page 165, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

This property is also known as: 2002 Chandabrook Drive, 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 Grantee 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 Grantee, in fee simple, and to his 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. Subject to all matters as set forth as shown on the plat as recorded in Map Book 8, Page 165, in the Probate Office of Shelby County, Alabama.
3. Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Misc. Book 55, Page 410, in the Probate Office of Shelby County, Alabama.
4. Transmission Line Permit(s) to Alabama Power Company as recorded in Book 101, Page 550, in the Probate Office of Shelby county, Alabama.

Shelby County, AL 10/03/2013  
State of Alabama  
Deed Tax: \$4.50

13-1348



- 5 Right(s) of way to Alabama Power Company and South Central Bell Telephone Company as recorded in Book 355, Page 249.
- 6 Right of Way granted to Alabama Power Company by instrument recorded in Book 329, Page 304.
- 7 Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Book 121, Page 204, in the Probate Office of Shelby County, Alabama.
- 8 All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated 3/28/2013 and filed 4/22/2013 in Instrument 20130422000163020 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 25<sup>th</sup> day of Sept., 2013.

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

By: *Myahlin Lyon & Rouse*  
**MCFADDEN, LYON & ROUSE, L.L.C.**

**As its Attorney-in-Fact**

By: *Beth McFadden Rouse*  
**Beth McFadden Rouse**

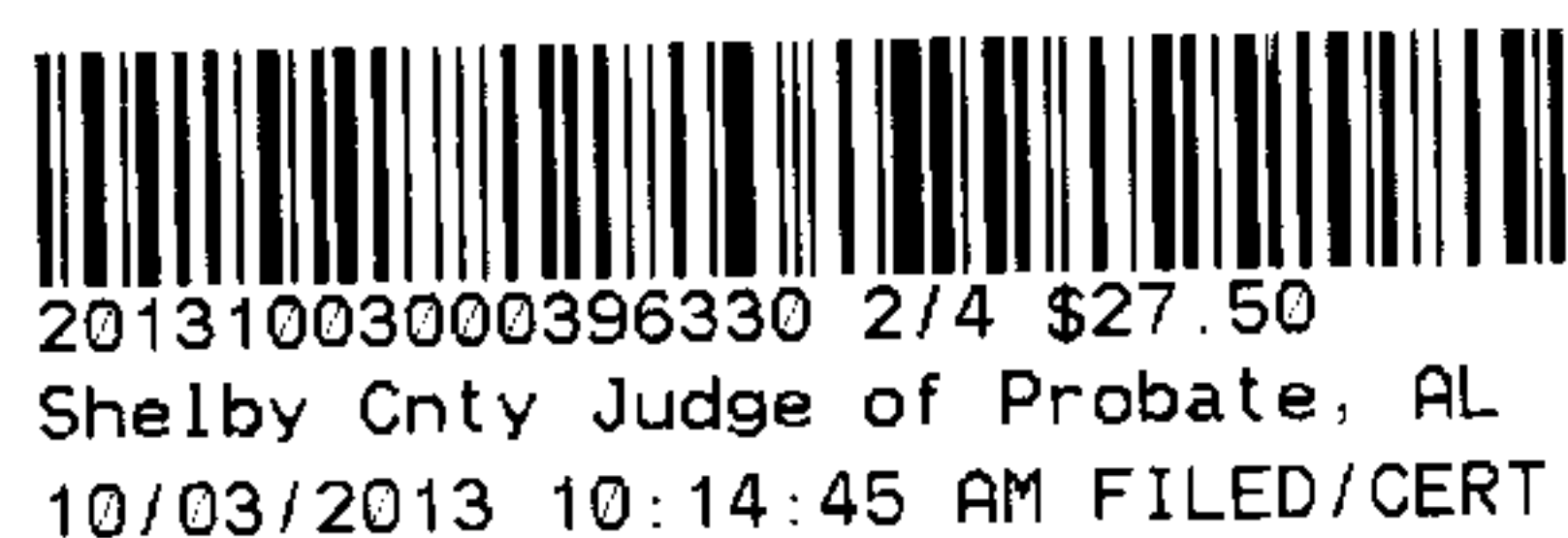
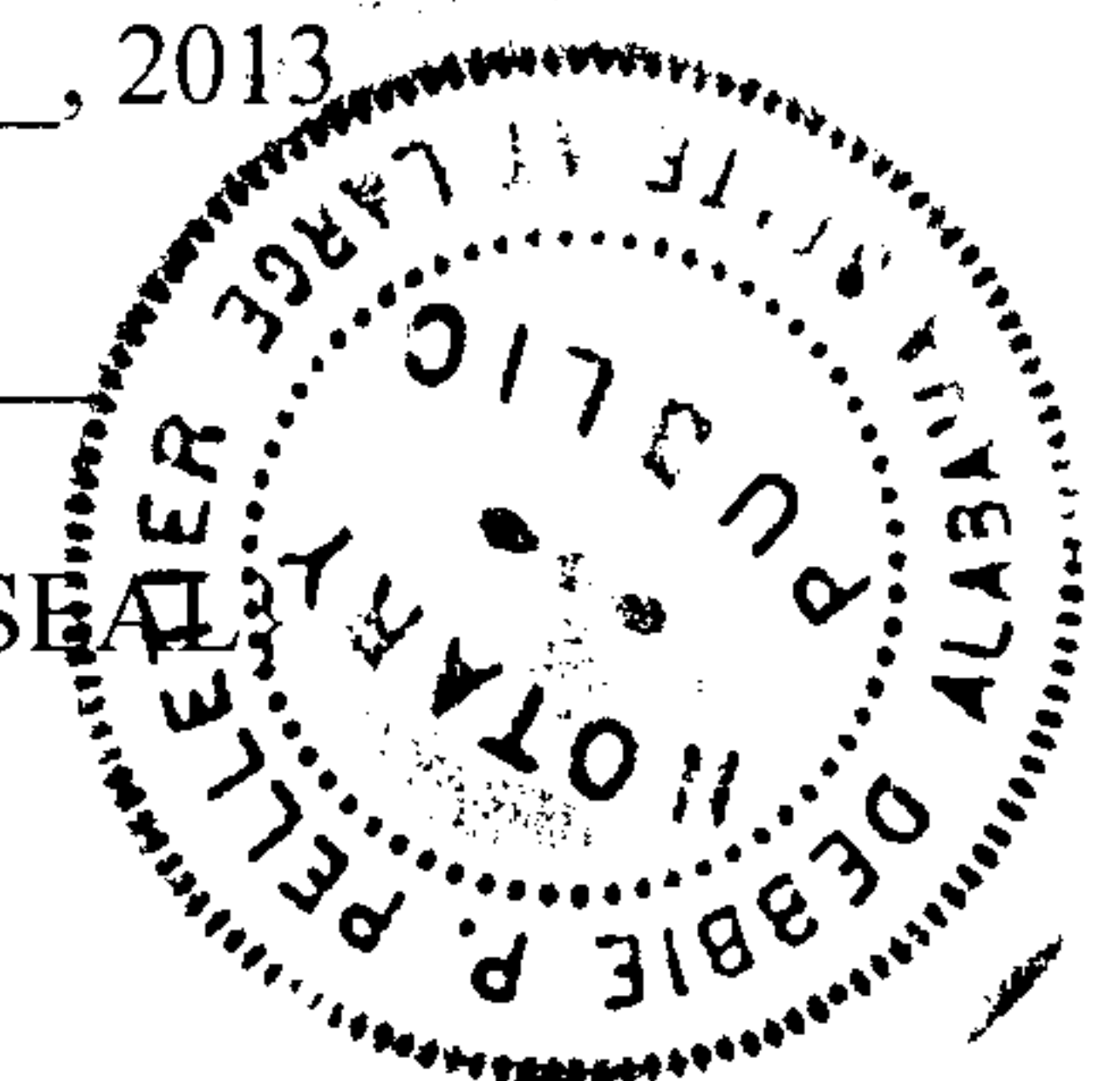
**Its: Member**

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 25<sup>th</sup> day of Sept., 2013

*Debbie P. Pelletier*  
Notary Public, State of Alabama at Large  
My Commission Expires: 9-1-2015 {SEAL}



The Grantee's address is:

2002 Chandabrook Drive

Pelham, AL 35124

This instrument was prepared by:

Beth McFadden Rouse

718 Downtowner Boulevard

Mobile, AL 36609

251-342-9172

The Grantor's address is:

14221 Dallas Parkway, Ste. 1000

Dallas, TX 75254



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## Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975 § 40-22-1*

Grantor's Name: Fannie Mae Grantee's Name: Jimmie C. Johnson, Jr.

Mailing Address: 14221 Dallas Parkway, Ste 1000 Mailing Address: 1729 St. Charles Ave SW  
Dallas, TX 75254 Birmingham, AL 35211

Property Address: 2002 Chardbrook Drive  
Pelham, AL 35124

Date of Sale: 9/26/13 Total Purchase Price: \$ 146,100.00  
OR Actual Value: \$ \_\_\_\_\_  
OR Assessor's Value: \$ \_\_\_\_\_

The Purchase Price or Actual Value claimed on this form can be verified in the following documentary evidence: (Recordation of 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 is 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 on 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 § 40-22-1 (h).

Date: 9.26.13


Print Name: Jimmie C. Johnson, Jr.

Signature: \_\_\_\_\_

☐ Grantor ☐ Grantee ☐ Owner ☐ Agent

☐ Unattested \_\_\_\_\_

(Verified by)

  
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