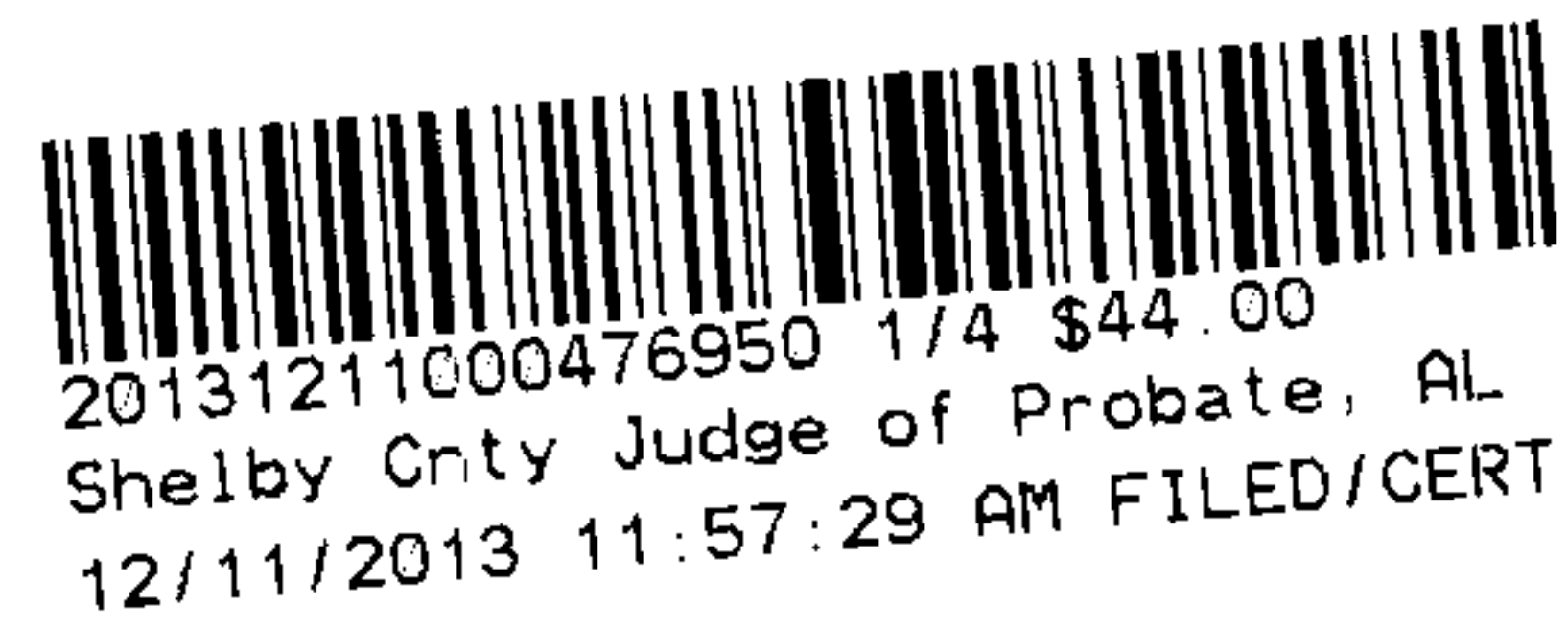


Send Tax Notice to:
WM Properties, LLC
1850 7th Avenue
Calera, AL 35051

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 **Twenty-One Thousand and 00/100 Dollars (\$21,000.00)** hereby acknowledged to have been paid to the said Grantor by **W M PROPERTIES, L.L.C.**, the Grantee, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee subject to the provisions hereinafter contained, all that real property in the County of Shelby, State of Alabama, described as follows:

Lot 8, Block 51, According to Dunstan’s Map and Survey of Town of Calera, said Map is unrecorded in the Probate Office and is unavailable for recordation. (Said Lot 8, Block 15, is also described on the Plat of Calera Heights in Map Book 3, Page 127 and the resurvey of Russell R. Hetz property in Map Book 3, Page 119 in Probate Office). All being situated in Shelby County, Alabama.

This property is also known as: 710 15th Street, Calera, Alabama 35040.

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, its successors 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 3, Page 127 and 119.
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, whether or not appearing in the Public Records or listed herein.

4. 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 Deed 137, Page 280 and Map Book 3, Page 127 in the Probate Office of Shelby County, Alabama.
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 August 1, 2013 and recorded on September 10, 2013 in Instrument 20130910000367890, 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.
6. Grantee herein shall be prohibited from conveying captioned property for a sales price of Greater than **\$25,200.00**, for a period (3) months from the recording of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than **\$25,200.00**, for a period of (3) months from the date of the recording of this deed. These restrictions shall run with the land and are not personal to Grantee. This restriction shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or deed of Trust.

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

5th day of December, 2013.

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

By: 


MCFADDEN, LYON & ROUSE, L.L.C.

As its Attorney-in-Fact

By: 

William S. McFadden

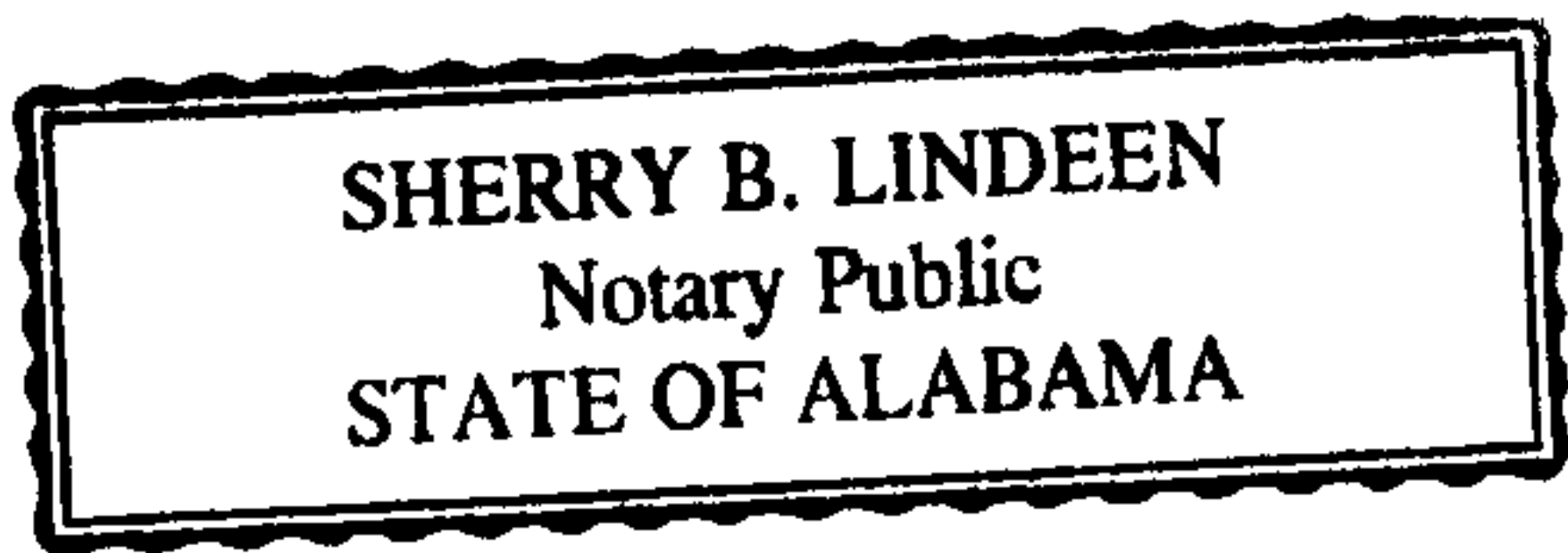
Its: Member


20131211000476950 2/4 \$44.00
Shelby Cnty Judge of Probate, AL
12/11/2013 11:57:29 AM FILED/CERT

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 5th day of December, 2013.



Sherry B. Lindeen
Notary Public, State of Alabama at Large
My Commission Expires: 4-25-16 {SEAL}

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Apr 25, 2016
BONDED THRU NOTARY PUBLIC UNDERWRITERS

The Grantee's address is:

1850 7th Avenue
Calera, AL 35051

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

A standard 1D barcode used for document tracking.
20131211000476950 3/4 \$44.00
Shelby Cnty Judge of Probate, AL
12/11/2013 11:57:29 AM FILED/CERT

Real Estate Sales Validation Form

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

FEDERAL NATIONAL MORTGAGE ASSOCIATION and REO ASSET

Grantor's Name #A13173J

Grantee's Name W M PROPERTIES, LLC

Mailing Address 14221 DALLAS PARKWAY SUITE
1000
DALLAS, TX 75254

Mailing Address 1850 7TH AVENUE
CALERA, AL 35051

Property Address 710 15TH STREET
CALERA, AL 35040

Date of Sale December 6, 2013

Total Purchase Price \$21,000.00

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
 X 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 December 6, 2013

Print Malcolm S. McLeod

 Unattested

Audra D. Spivey
(verified by)

Sign *[Signature]*
(Grantor/Grantee/Owner/Agent) circle one



20131211000476950 4/4 \$44.00
Shelby Cnty Judge of Probate, AL
12/11/2013 11:57:29 AM FILED/CERT