

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 Forty-Five Thousand and 00/100 Dollars (\$145,000.00)** hereby acknowledged to have been paid to the said Grantor by Matthew Gregory, the Grantee, subject to the provisions hereinafter contained, all that real property in the County of Shelby, State of Alabama, described as follows:

Lot 2, Block 7, according to the Map and Survey of Kerry Downs, a Subdivision of Inverness, as recorded in Map book 5, Page 135 and 136, in the Probate Office of Shelby County, Alabama.

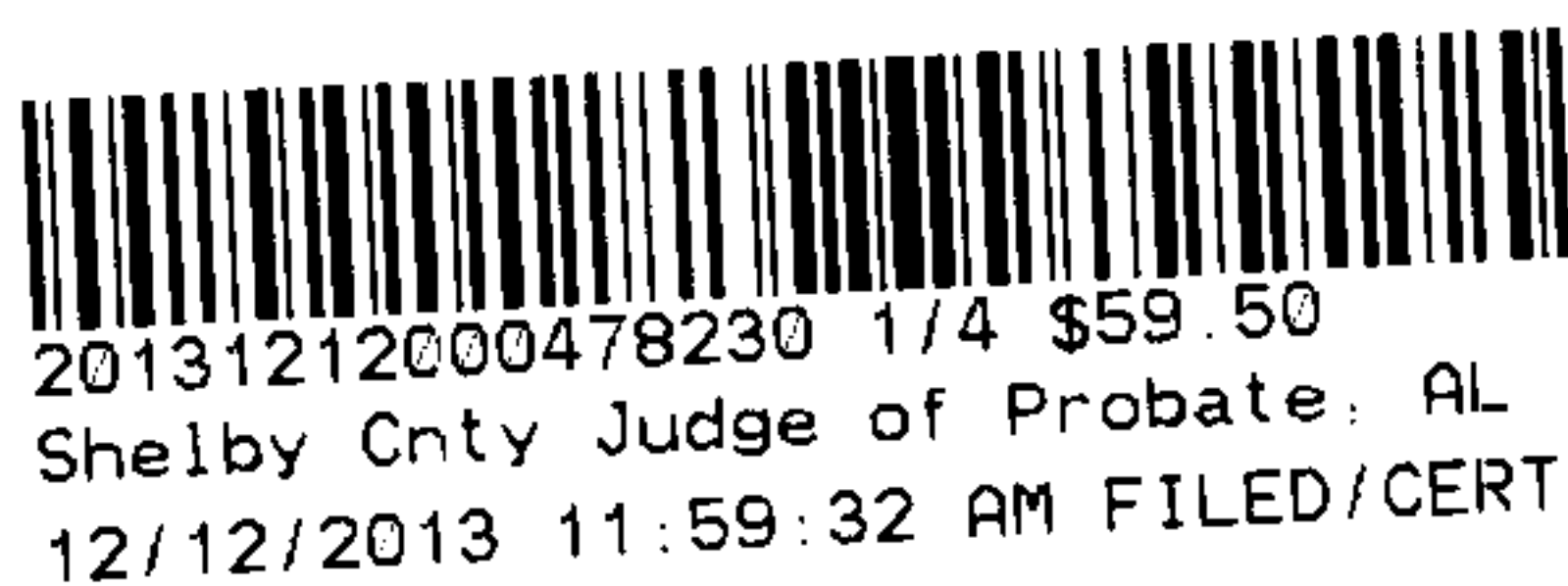
\$108,750.00 of the consideration was paid from a mortgage loan closed simultaneously herewith. This property is also known as: 3201 Angus Lane, Birmingham, AL 35242

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 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 5, Page 86 and Misc. Book 5, Page 268 and Real Book 374, Page 556, in the Probate Office of Shelby County, Alabama.
3. Transmission line permits to Alabama Power Company as recorded in Deed Book 109, Page 293; Deed Book 126, Page 343, Deed Book 146, Page 381; Deed Book 176, Page 68; Deed Book 184, Page 166; Deed Book 141, Page 298; Deed Book 145, Page 387; Deed Book 281, Page 497 and Deed Book 283, Page 208.
4. Easement as to underground cables as recorded in Misc. Book 5, Page 625.



Shelby County, AL 12/12/2013
State of Alabama
Deed Tax: \$36.50

5. Agreement with Alabama Power Company as recorded in Misc. Book 5, Page 626.
6. Subject to all matters as set forth as shown on the plat as recorded in Map Book 5, Page 135 and 136, in the Probate Office of Shelby County, Alabama.
7. Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$174,000.00 for a period of 3 month(s) from the date of 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 \$174,000.00 for a period of 3 month(s) 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

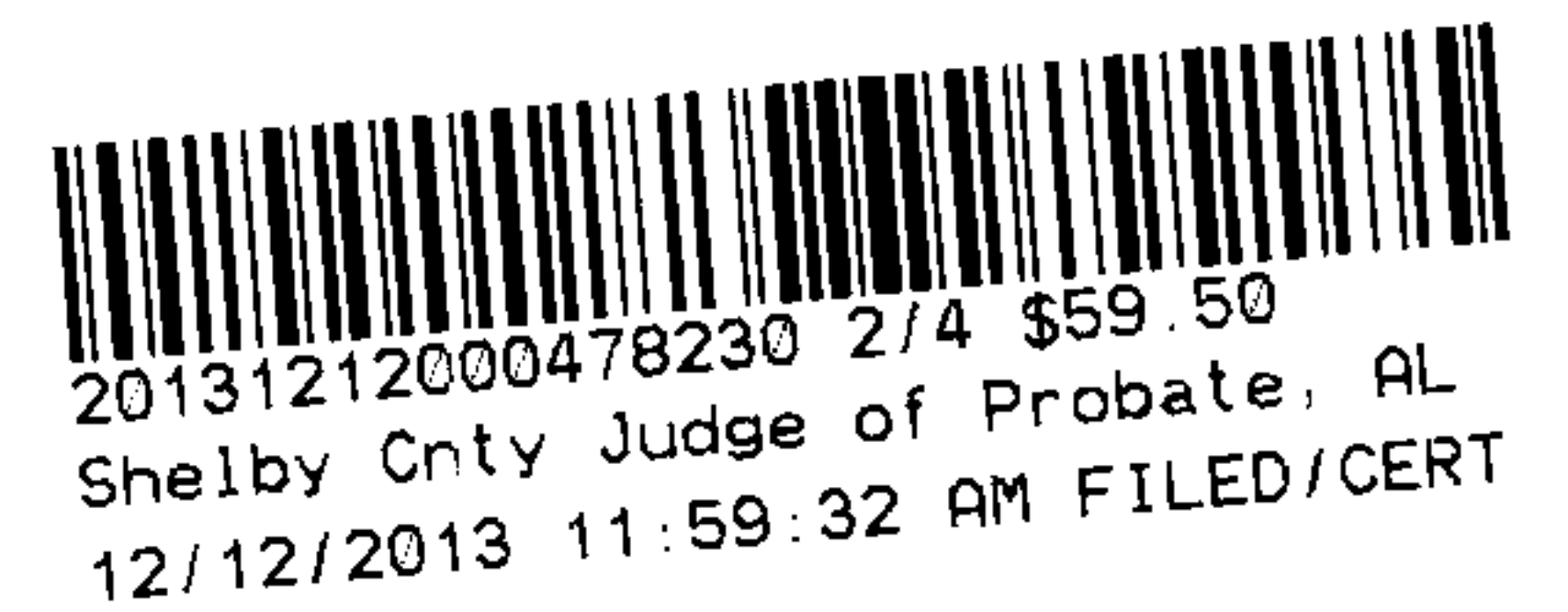
21st day of November, 2013.

FANNIE MAE, aka FEDERAL NATIONAL MORTGAGE ASSOCIATION,

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

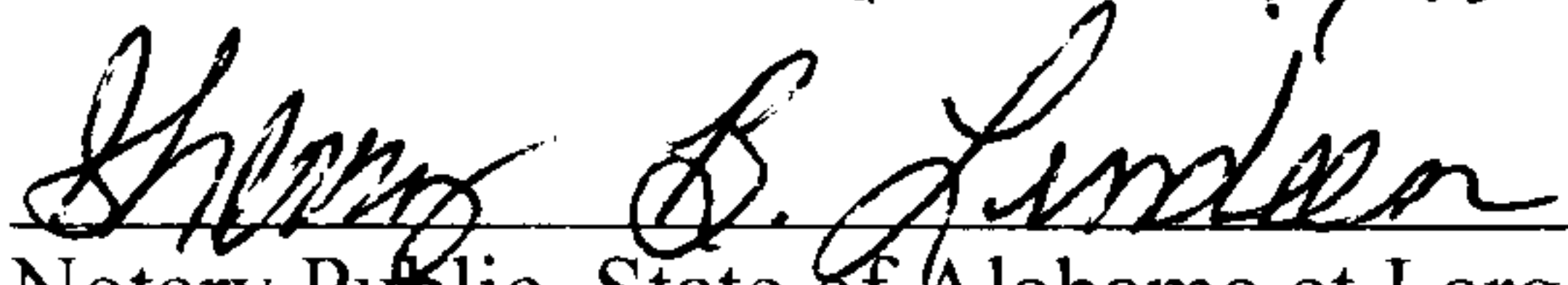
By: 
William S. McFadden
 Its: Member

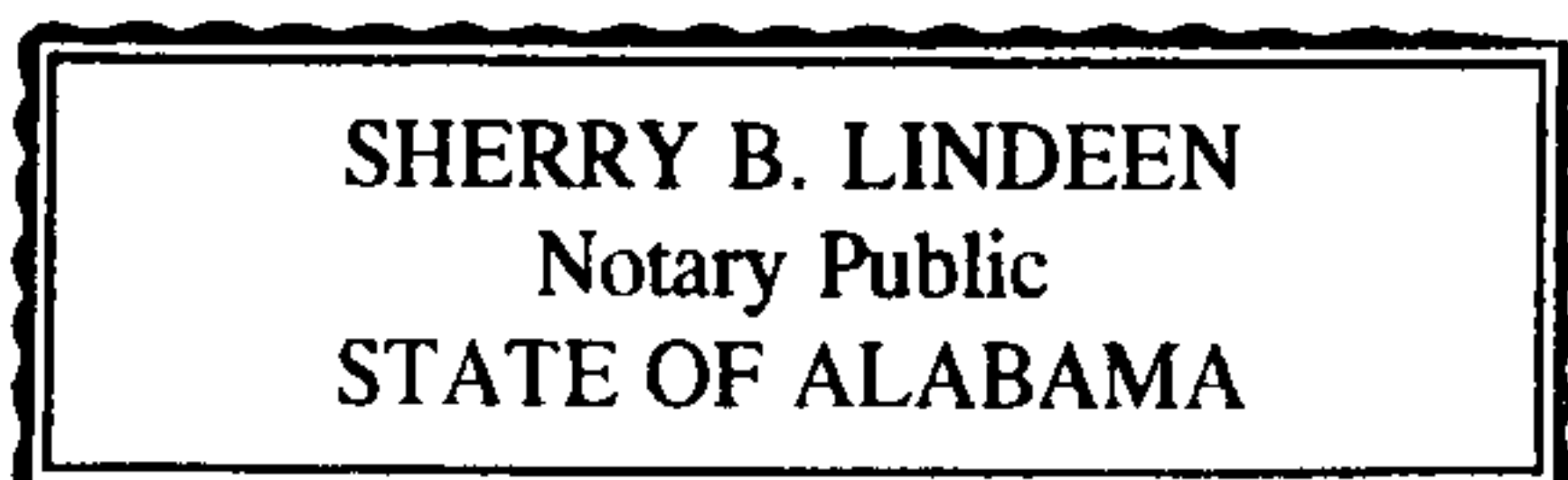
STATE OF ALABAMA }
 COUNTY OF MOBILE }



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 21st day of November, 2013.


 Notary Public, State of Alabama at Large
 My Commission Expires: 4-25-2016 {SEAL}



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

The Grantee's address is:

7646 Cottonridge Rd.

Trussville, AL 35173

This instrument was prepared by:

William S. McFadden

718 Downtowner Boulevard

Mobile, AL 36609

251-342-9172

The Grantor's address is:

14221 Dallas Parkway, Ste. 1000
Dallas, TX 75254



20131212000478230 3/4 \$59.50
Shelby Cnty Judge of Probate, AL
12/12/2013 11:59:32 AM FILED/CERT

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: Matthew Gregory

Mailing Address: 14221 Dallas Parkway, Ste 1000
Dallas, TX 75254

Mailing Address: 7646 Cottonridge Rd
Trussville, AL 35173

Property Address: 3201 Angus Lane
Birmingham, AL 35242

Date of Sale: 11/27/13

Total Purchase Price: \$ 145,000.00

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: 11-27-13


Print Name: Matthew Gregory

Signature: [Handwritten Signature]

Grantor Grantee Owner Agent

Unattested _____
(Verified by)

RECORDER'S MEMORANDUM
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction.


20131212000478230 4/4 \$59.50
Shelby Cnty Judge of Probate, AL
12/12/2013 11:59:32 AM FILED/CERT