

13-656

STATE OF ALABAMA

Send Tax Notice to:

COUNTY OF SHELBY

Heidi Madaris

4110 Highway 109

Columbiana, Al. 35051**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 **HEIDI MADARIS**, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said **HEIDI MADARIS**, the following described real estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Parcel 1: Commencing at the NW corner of the SE Quarter of the SW Quarter of Section 18, Township 20 South, Range 1 East, Shelby County, Alabama; thence East along said quarter-quarter line a distance of 214.61 feet; thence turn 88 degrees 44 minutes 09 seconds right and run 539.03 feet to the point of beginning; thence continue along last described course a distance of 400.98 feet; thence turn 140 degrees 31 minutes 40 seconds right and run 276.28 feet; thence turn 82 degrees 34 minutes 02 seconds right and run 257.07 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel 2: Commencing at the NW corner of the SE Quarter of the SW Quarter of Section 18, Township 20 South, Range 1 East, Shelby County, Alabama; thence East along said quarter-quarter line a distance of 214.61 feet; thence turn 88 degrees 44 minutes 09 seconds right and run 940.01 feet to a point on the northeasterly right of way of County Highway Number 109 and the point of beginning; thence turn 140 degrees 91 minutes 40 seconds right and run 276.28 feet to a point on the northeasterly right of way of County Road Number 109; thence turn 182 degrees 04 minutes 29 seconds left to the tangent of a counter clockwise curve having a central angle of 29 degrees 29 minutes 05 seconds and a radius of 348.15 feet; thence along said right of way 178.13 feet to a point on a clockwise curve having a central angle of 11 degrees 59 minutes 33 seconds and a radius of 482.91 feet; thence run along said right of way 101.08 feet to the point of beginning.

\$102,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

SUBJECT TO STATUTORY RIGHTS OF REDEMPTION EXISTING BY VIRTUE OF THAT CERTAIN FORECLOSURE DEED RECORDED IN INSTRUMENT NO. 20130829000353620, 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 **HEIDI MADARIS**, and unto his/her heirs and assigns forever. Said property being subject, however to ad valorem taxes due October 1, 2014; 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.

20131230000496440 1/3 \$45.50
Shelby Cnty Judge of Probate, AL
12/30/2013 03:16:03 PM FILED/CERT


Shelby County, AL 12/30/2013
State of Alabama
Deed Tax: \$25.50

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 9th day of December, 2013.

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

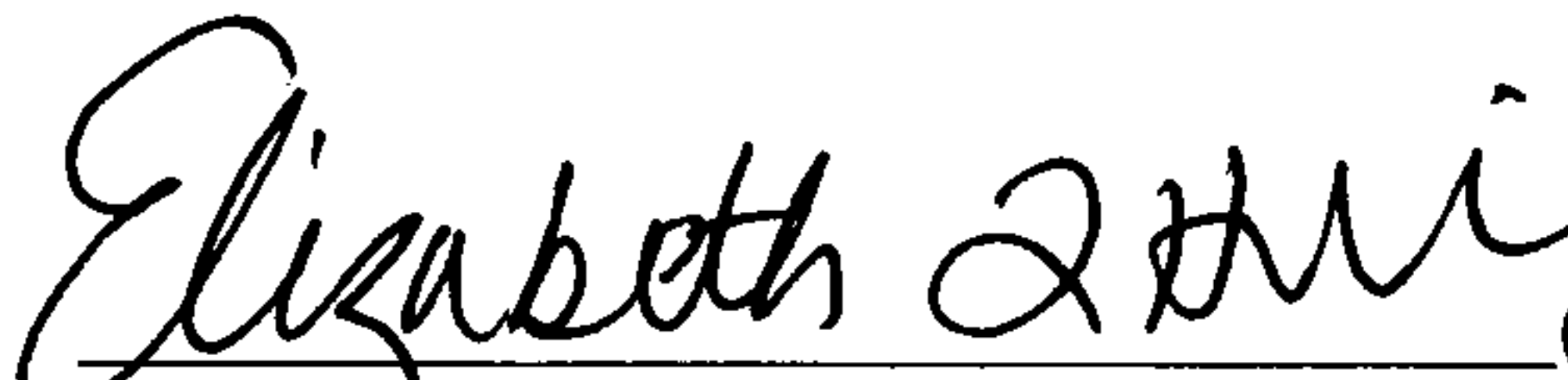
BY  (SEAL)
STEVEN J. SHAW, ITS PRESIDENT


20131230000496440 2/3 \$45.50
Shelby Cnty Judge of Probate, AL
12/30/2013 03:16:03 PM FILED/CERT

STATE OF ALABAMA)
 :
COUNTY OF MADISON)

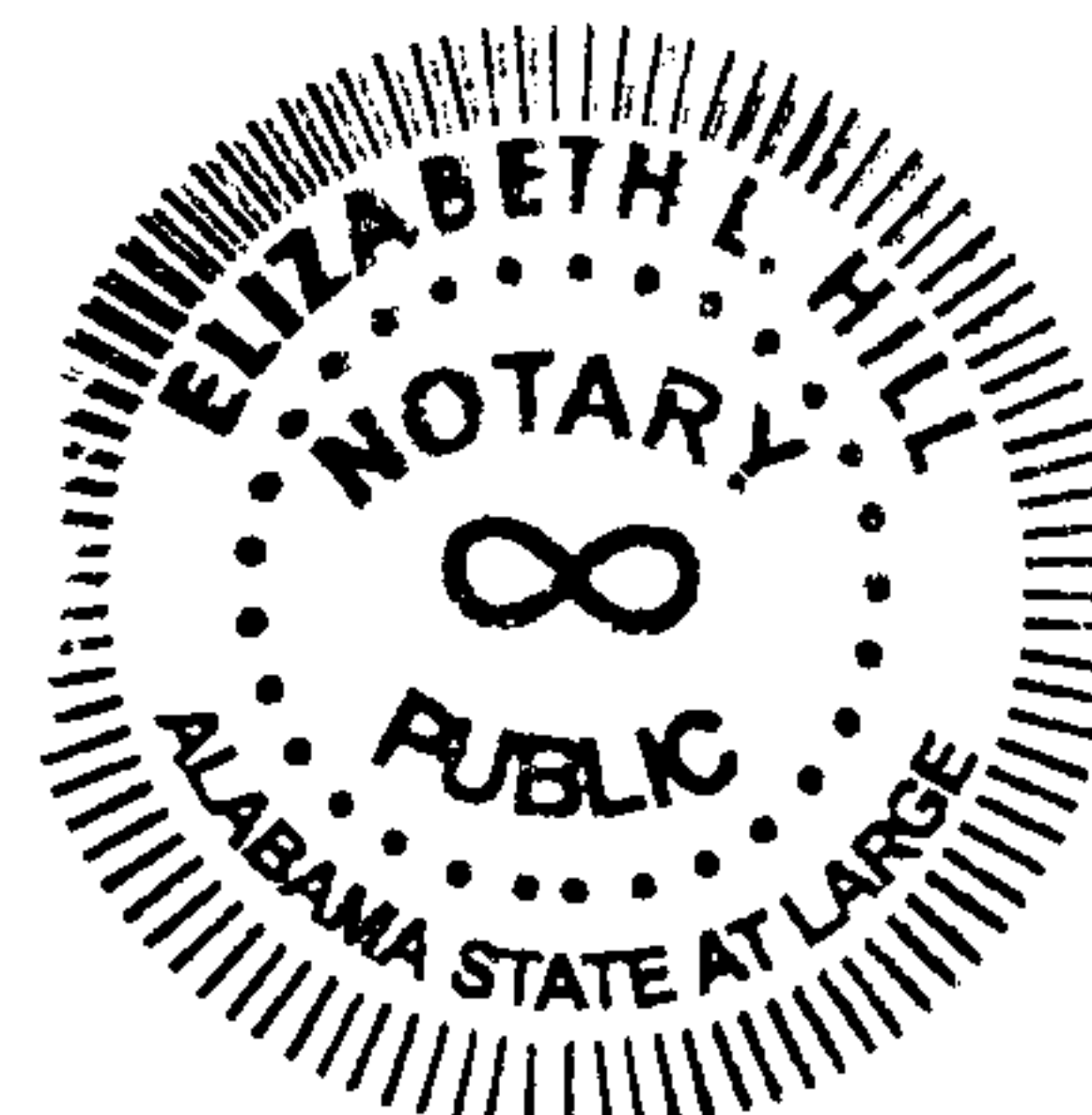
I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that before me, Steven J. Shaw, authorized signer of STEPHENS MILLIRONS, P.C., as Attorney-in-Fact and/or agent of **FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS 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 9th day of December, 2013.

 (SEAL)
Notary Public: Elizabeth L. Hill
My Commission Expires: 4.4.2016

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: 4110 Highway 109, 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
Mailing Address 14221 Dallas Parkway
Suite 1000
Dallas, TX 75254

Grantee's Name Heidi Madaris
Mailing Address 4110 Highway 109
Columbiana, AL 35051

Property Address 4110 Highway 109
Columbiana, AL 35051

Date of Sale _____
Total Purchase Price \$ 127,500.00



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 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 12/9/2013

Print Steven J. Shaw, President

____ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1