

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Charles M. Littleton, Jr.
Stacy Littleton
277 Nottingham Drive
Calera, AL 35040

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Forty-Three Thousand Nine Hundred And 00/100 (\$143,900.00) to the undersigned, Fannie Mae aka Federal National Mortgage Association, a corporation, by and through Sirote & Permutt, P.C., as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Charles M. Littleton, Jr., and Stacy Littleton, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 113, according to the Final Plat of Nottingham, Phase 2, as recorded in Map Book 31, Page 62, in the Probate Office of Shelby County, Alabama.

Subject to:


1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantees herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Instrument Number 20030303000126280 and Instrument Number 20030303000126270.
4. Restrictive covenant as recorded in Instrument Number 2002-11100 and amended in Instrument Number 20030605000348820.
5. Building setback line of 15 feet on Nottingham Drive as shown by recorded plat.
6. Easements as shown by recorded plat, including 7.5 feet on the Northeasterly side of the land.
7. Terms, conditions, and restrictions as set out in the Articles of Incorporation for the Homeowners Association as recorded in Instrument Number 2002-11101.
8. Transmission Line Permit(s) to Alabama Power Company as shown in instrument recorded in Deed Book 103 at page 170; Deed Book 205, at page 674; Deed Book 198, at page 478, and Deed Book 177, at page 493.
9. Easement to Southern Natural Gas as shown by instrument recorded in Deed Book 90 page 241
10. Restrictions as shown on recorded plat.
11. 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 recorded in Instrument Number: 20130708000276560, in the Probate Office of Shelby County, Alabama.

\$ 141,293.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns, forever.

Shelby County, AL 01/17/2014
State of Alabama
Deed Tax: \$3.00


20140117000017150 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
01/17/2014 12:57:52 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 10th day of January, 2014.

Fannie Mae aka Federal National Mortgage Association
By and through Sirote & Permutt, P.C., as Attorney in Fact


By: 
Its Attorney

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeff G. Underwood, whose name as Attorney of Sirote & Permutt, P.C., as Attorney in Fact for Fannie Mae aka Federal National Mortgage Association, a corporation, 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, as such attorney and with full authority, executed the same voluntarily for and as the act of said Corporation, acting in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 10th day of January, 2014.


NOTARY PUBLIC
My Commission Expires:
AFFIX SEAL

2013-001421

A130ZXS

MY COMMISSION EXPIRES 03/07/2017



20140117000017150 2/3 \$23.00
Shelby Cnty Judge of Probate, AL
01/17/2014 12:57:52 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name **FANNIE MAE AKA and FEDERAL
NATIONAL MORTGAGE
ASSOCIATION and REO ASSET
#A130ZXS**

Grantee's Name **CHARLES M. LITTLETON, JR. and
STACY LITTLETON**

Mailing Address **14221 DALLAS PARKWAY, SUITE
1000
DALLAS, TX 75254**

Mailing Address **277 NOTTINGHAM DRIVE
CALERA, AL 35040**

Property Address **277 NOTTINGHAM DRIVE
CALERA, AL 35040**

Date of Sale **January 15, 2014**

Total Purchase Price **\$143,900.00**

or

Actual Value **\$**

or

Assessor's Market Value **\$**



20140117000017150 3/3 \$23.00
Shelby Cnty Judge of Probate, AL
01/17/2014 12:57:52 PM FILED/CERT

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 **January 15, 2014**

Print **Malcolm S. McLeod**

Unattested

Audria L. Benjamin
(verified by)

Sign *[Signature]*

(Grantor/Grantee/Owner/Agent) circle one

My Commission Expires
3/8/14