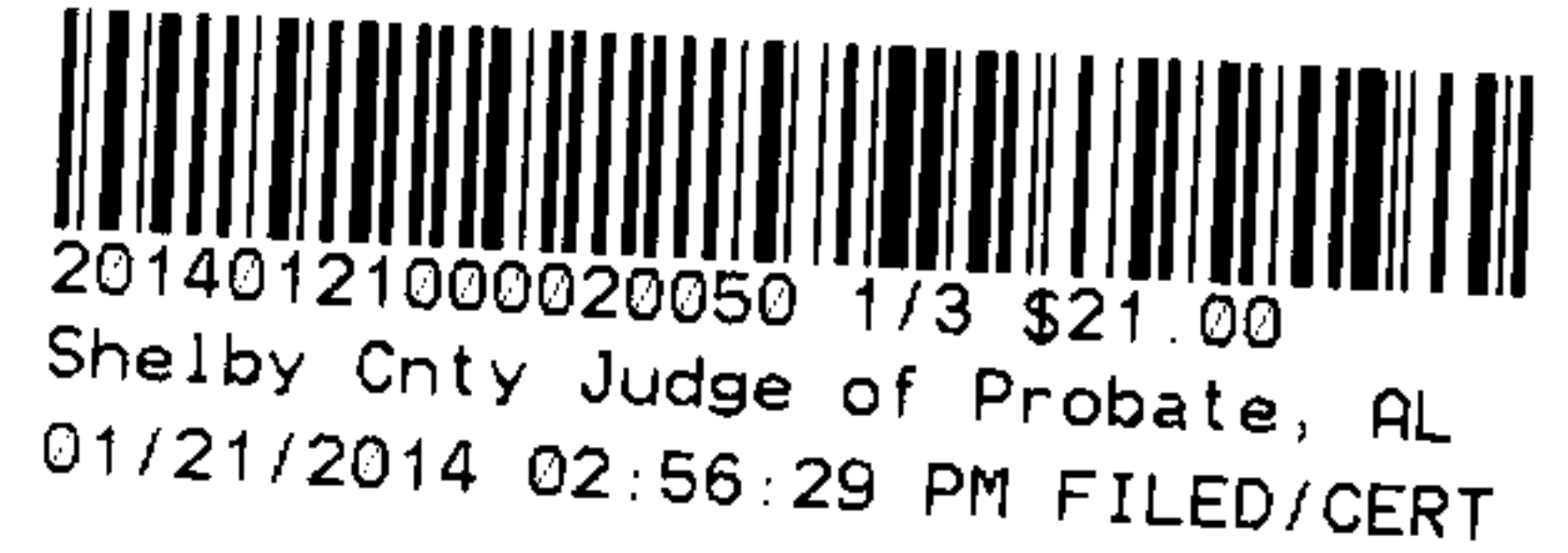


This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Matthew DiGiovanna

SPECIAL WARRANTY DEED



STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Thirty-Nine Thousand And 00/100 (\$139,000.00) 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 Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Matthew DiGiovanna, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 117, according to the map and survey of Forest Lakes Sector 2 - Phase 1, as recorded in Map Book 29, Page 114, in the Office of the Judge of Probate 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 Grantee herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Deed Book 139 page 127; Deed Book 236 page 829; Deed Book 126 page 191; Deed Book 126, page 3231; Book 133 page 210; Real Volume 31, page 255 and Deed Book 124, page 519; Book 126, page 191; Book 126, page 323; Book 139, page 127 and Book 236 page 329; and Instrument Number 20020926000463590 and Instrument Number 20030612000368410.
4. Easement/right-of-way to Shelby County as recorded in Deed Book 228, page 339 and Book 228 page 341.
5. Easement/right-of-way to Shelby County as recorded in Instrument Number 1993-03955; Instrument Number 1993-03957; Instrument Number 1993-03959; Instrument Number 1993-03960; Instrument Number 1993-03961; Instrument Number 1993-03964; Instrument Number 1993-03965; and Instrument Number 1993-03966.
6. Restrictive covenant as recorded in Instrument Number 2002-17094 and Instrument Number 20040903000494920.
7. Mineral and mining rights as recorded in Book 53 page 262 and Deed Book 331 page 262.
8. Restrictions recorded in Book 29, Page 114.
9. Certification of Annexation Ordinance as recorded in Instrument Number 2002-14968.
10. 15 foot minimum building setback line from Forest Lakes Land and Forest Lakes Way as shown on recorded map of said subdivision.
11. Terms, conditions and restrictions as set out in the incorporation of the Forest Lakes Homeowner Association as recorded Instrument Number 20061020000520120..
12. 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: 20130904000358880, in the Probate Office of Shelby County, Alabama.

\$141,836.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

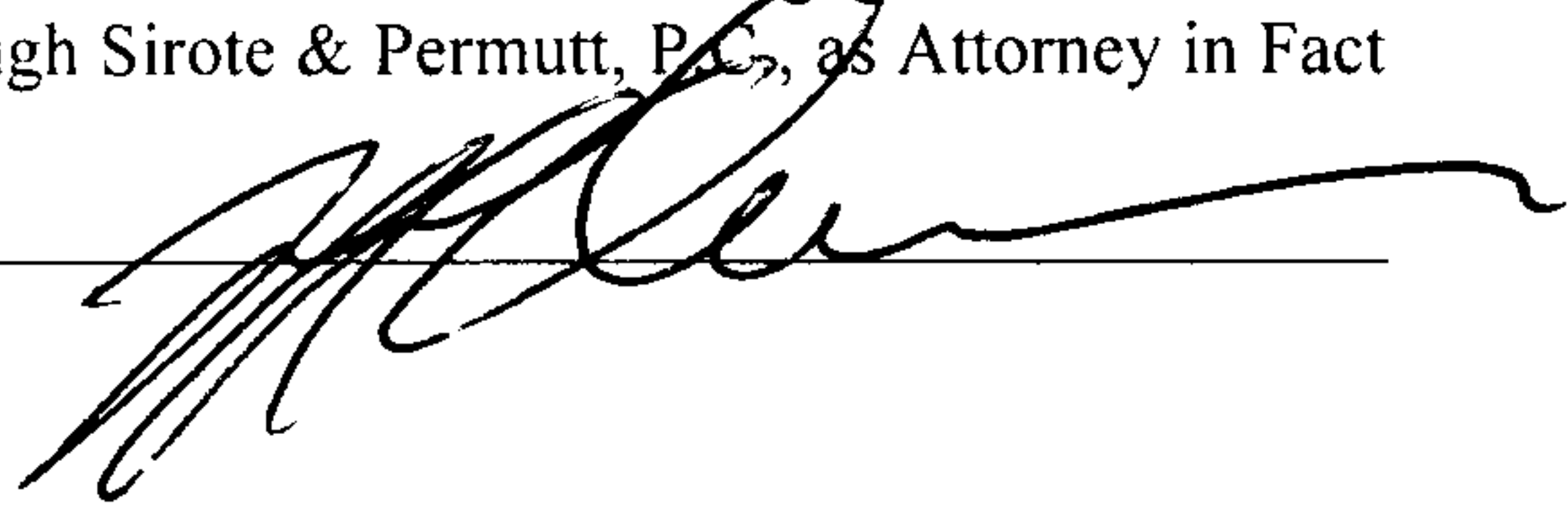
This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 13th 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

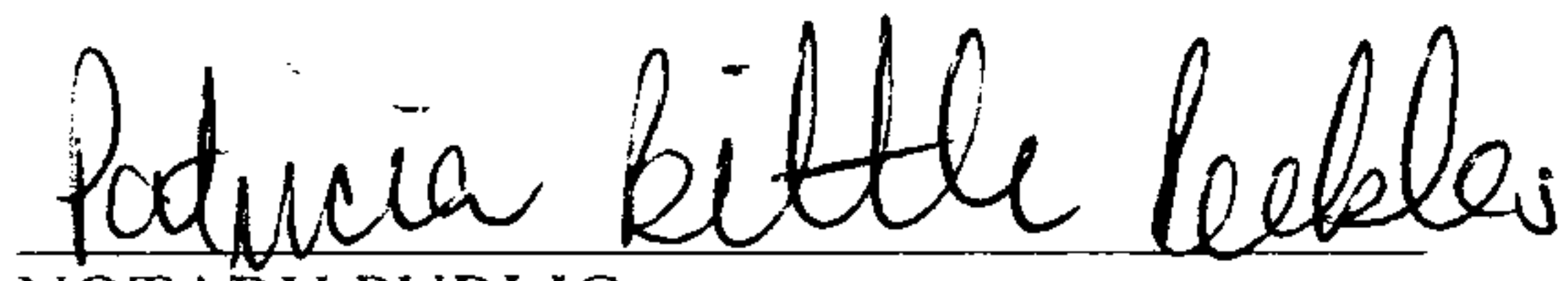


STATE OF ALABAMA

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 13th day of January, 2014.


NOTARY PUBLIC
My Commission Expires:
AFFIX SEAL

2013-001778

MY COMMISSION EXPIRES 12/26/2017

A131BCG


20140121000020050 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
01/21/2014 02:56:29 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
Mailing Address 14221 Dallas Pkwy
Ste 1000
Dallas Tx 75254

Grantee's Name Matthew Digiovanna
Mailing Address 2093 Forest Lakes Ln
Sterrett, AL 35147

Property Address 2093 Forest Lakes Ln
Sterrett, AL 35147

Date of Sale 1-15-14
Total Purchase Price \$ 139,000

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 1-15-14

Print Heather Nelson

☒ Unattested

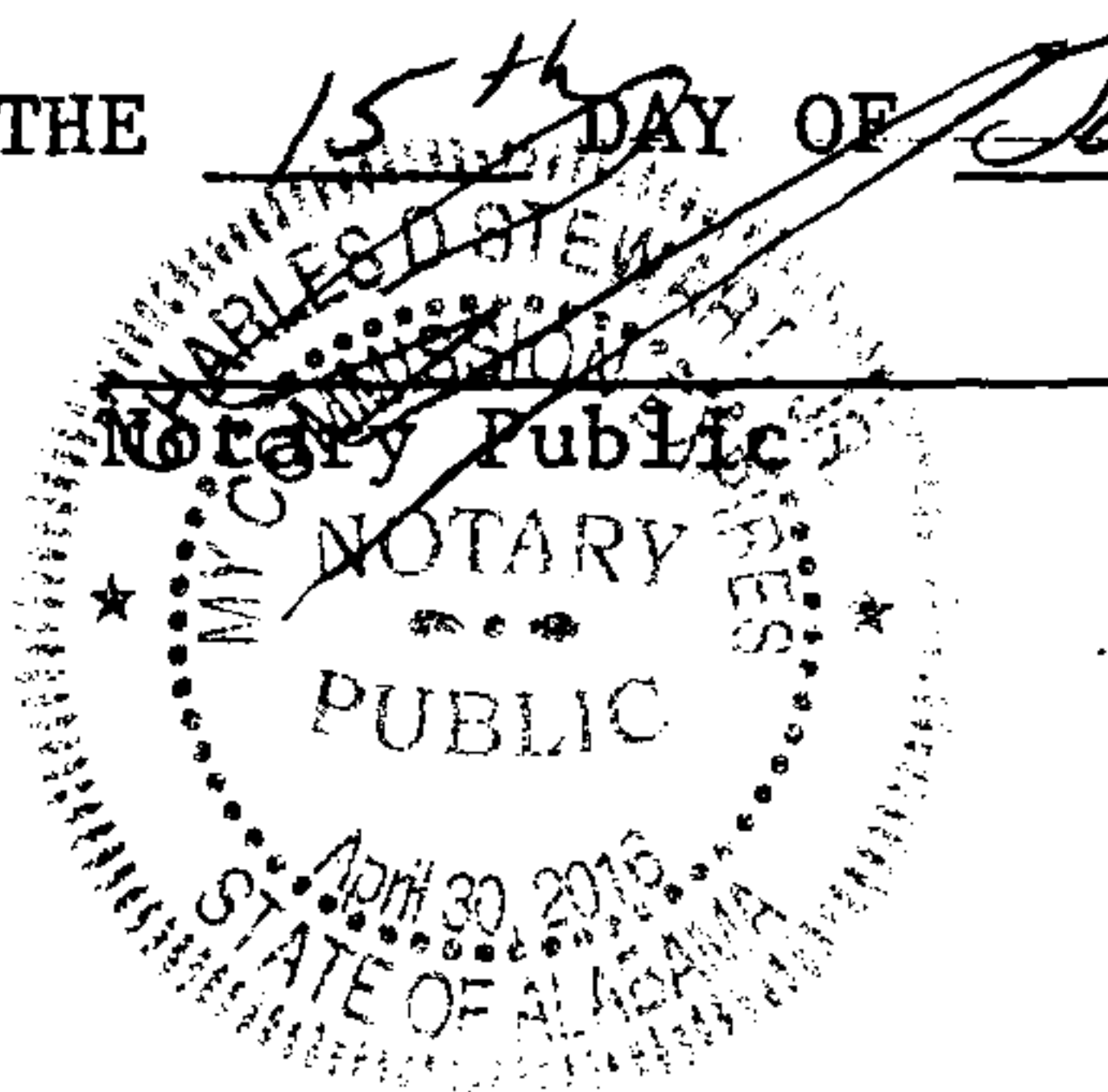
(verified by)

Sign

Heather Nelson
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 15th DAY OF January 2013.



20140121000020050 3/3 \$21.00
Shelby Cnty Judge of Probate, AL
01/21/2014 02:56:29 PM FILED/CERT