

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 Fifty-Eight Thousand and 00/100 Dollars (\$158,000.00)** hereby acknowledged to have been paid to the said Grantor by **Stan B. Levine Jr.**, the Grantee, subject to the provisions hereinafter contained, all that real property in the County of Shelby, State of Alabama, described as follows:

Lot 123, according to the map or plat of Holland Lakes, Sector 1, as recorded in Map Book 34, page 85, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the common areas as more particularly described in Holland Lakes Declaration of Covenants, Conditions, and Restrictions recorded in Instrument #20050425000196100 in the Probate Office of Shelby County, Alabama (the "Declaration")

This property is also known as: 385 Holland Lakes Dr., Pelham, AL 35124

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. Restrictions, limitations and conditions as set out in Plat Book 34, page 85, in the Probate Office of Shelby County, Alabama.
3. Restrictions, covenants and conditions as set out in Instrument #20050425000196100, Instrument # 20050602000267270 and Instrument #20070312000109050, in Probate Office, but omitting any covenants or restrictions, if any based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry or source of income, as set forth in applicable state or federal laws except to the extent that said

covenant or restriction is permitted by applicable law.

4. Easement(s) granted to Alabama Power Company as set out in Instrument #20040910000506170 in the Probate Office.
5. Easement(s) granted to South Central Bell Telephone Company as set out in Real Book 20, page 150, in the Probate Office.
6. Easement(s) granted to City of Pelham as set out in Instrument #1999-18787 in the Probate Office.
7. Easement(s) granted to City of Pelham as set out in Deed Book 337, page 525, in the Probate Office.
8. Rights-of-Way(s) granted to Colonial Pipeline, as set out in Deed book 269, page 203, in the Probate Office.
9. Right(s)-of-Way(s) granted to Shelby County, as set out in Deed Book 167, page 462, 465 and 467. Deed Book 169, page 59, Deed Book 271, page 748, Deed Book 256, page 868 and Deed Book 102, page 419, in the Probate Office.
10. Right(s)-of-Way(s) granted to Southern Natural Gas, as set out in Deed Book 90, page 281 and 461, in the Probate Office.
11. Easement(s) granted to Postal Telegraph Cable Company as set out in Deed Book 90, pages 36 and 40, in the Probate Office.
12. Easement(s) granted to A T & T as set out in Deed Book 168, page 476, in the Probate Office.
13. Agreement(s) granted to water line as set out in Instrument #1993-22320, in the Probate Office.
14. Transmission Line Permit(s) granted to Alabama Power Company as shown by instrument(s) recorded in Deed Book 113, page 52, Deed 113, page 95, Deed Book 107, page 533, Deed Book 102, page 205, Deed Book 141, page 508, Deed Book 170, page 262, Deed Book 55, page 454 and Deed Book 92, page 437, in Probate Office.
15. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 303, page 226, in Probate Office.
16. 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 from Thu T. Nguyen, Hung V Le and Bank of America, N.A. to Federal National Mortgage Association, dated March 19, 2013 and recorded on March 28, 2013, in Instrument #20130328000129800, 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.

\$150,100.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

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
10th day of January, 2014.

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

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

By: [Signature]
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 10th day of January, 2014.

[Signature]
Notary Public, State of Alabama at Large
My Commission Expires: 7-25-2016 {SEAL}

The Grantee's address is:

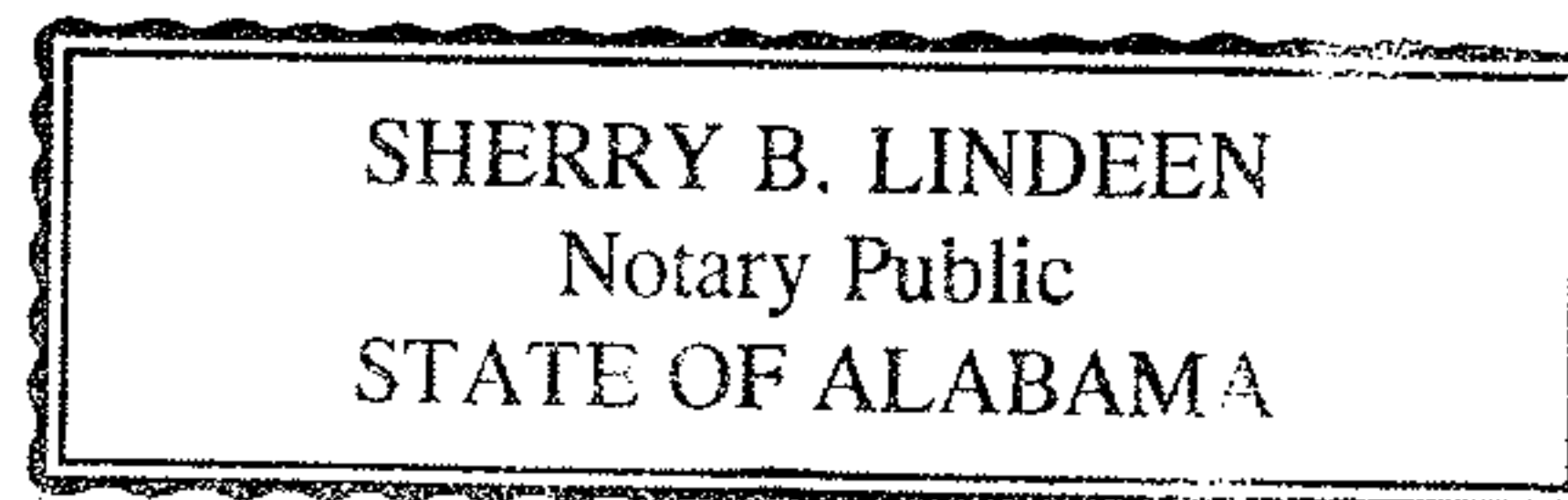
Stan B. Levine, Jr.

385 Holland Lakes Drive
Pelham, AL 35124

This instrument was prepared by:
William S. McFadden, Esq.
718 Downtowner Boulevard
Mobile, AL 36609
251-342-9172

The Grantor's address is:

14221 Dallas Parkway, Ste. 1000
Dallas, TX 75254



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

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Federal National Mortgage Association

14421 Dallas Pkwy
Dallas TX 75254

Grantor's Name
Mailing Address

Stan B. Levine, Jr.

385 Holland Lakes Drive South
Pelham AL 35124

Property Address 385 Holland Lakes Drive South
Pelham, AL 35124

Date of Sale 01/10/2014

Total Purchase Price \$158,000.00

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 evidenced: (check one) (Recordation of documentary evidence is not required)

___ Bill of Sale

___ Appraisal

___ Sales Contract

___ Other

XXX Closing Statement

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 - provided 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 of the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real 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 not 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 1/10/14

Print:

Stan B. Levine, Jr.

___ Unattested

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/06/2014 08:34:01 AM
\$31.00 KELLY
20140206000033720

[Signature]