

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

Send Tax Notice to:
Leah C. Howard

128 Waterford Cove 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 Thousand And 00/100 (\$140,000.00) 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 Leah C. Howard, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 635, according to the Survey of Waterford Cove, Sector 4, as recorded in Map Book 36, Page 17, in the Office of the Judge Probate of Shelby County, Alabama; being situated in 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 Shelby County as recorded in Book 240 page 36.
4. Restrictive covenant as recorded in Instrument No. 20051115000597130; together with Incorporation of Homeowners Association recorded in Instrument No. 2001-12817.
5. Mineral and mining rights as recorded in Book 345 page 744 and Inst. No. 1995-1640.
6. Easements shown by recorded plat including 8 feet on the Southerly side of the land.
7. Restrictions, limitations, conditions and other provisions as set out in Book 36, page 17.
8. Grant of Land Easement and Restrictive Covenants to Alabama Power Company a recorded in Instrument No. 20060201000052850.
9. Release of damages, restrictions, modifications, covenants, conditions, rights, privileges, immunities, and limitations, as applicable, as set out and as referenced in deed recorded in Instrument No. 20051129000616460.
10. Terms and conditions as set out in Inst. No. 1995-1640.
11. Restrictions as shown on recorded plat.
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 20130918000376970, in the Probate Office of Shelby County, Alabama.

\$ 143,877.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.



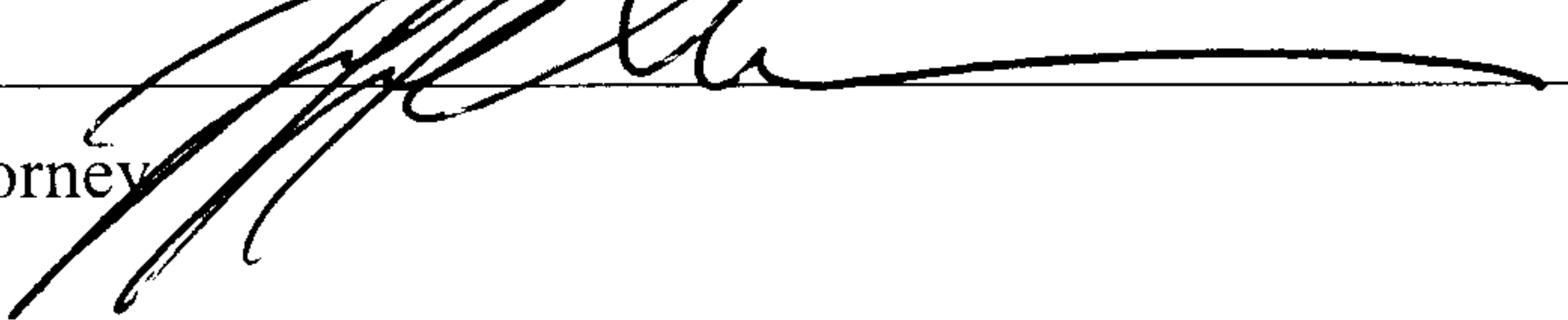
20140206000034530 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
02/06/2014 01:24:51 PM FILED/CERT

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 24th 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 24th day of January, 2014.




NOTARY PUBLIC
My Commission Expires:
AFFIX SEAL

2013-001868

A131G79

MY COMMISSION EXPIRES 03/07/2017


20140206000034530 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
02/06/2014 01:24:51 PM FILED/CERT

Real Estate Sales Validation Form

20140206000034530 3/3 \$21.00
Shelby Cnty Judge of Probate, AL
02/06/2014 01:24:51 PM FILED/CERT

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

Grantor's Name	Fannie Mae aka Federal National Mortgage Association	Grantor's Name	Leah C. Howard
Mailing Address	14221 Dallas Parkway Suite 1000 Dallas, TX 75254	Mailing Address	128 Waterford Cove Drive Calera, AL 35040

Property Address	128 Waterford Cove Drive Calera, AL 35040	Date of Sale	01/27/2014
		Total Purchase Price	\$140,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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).

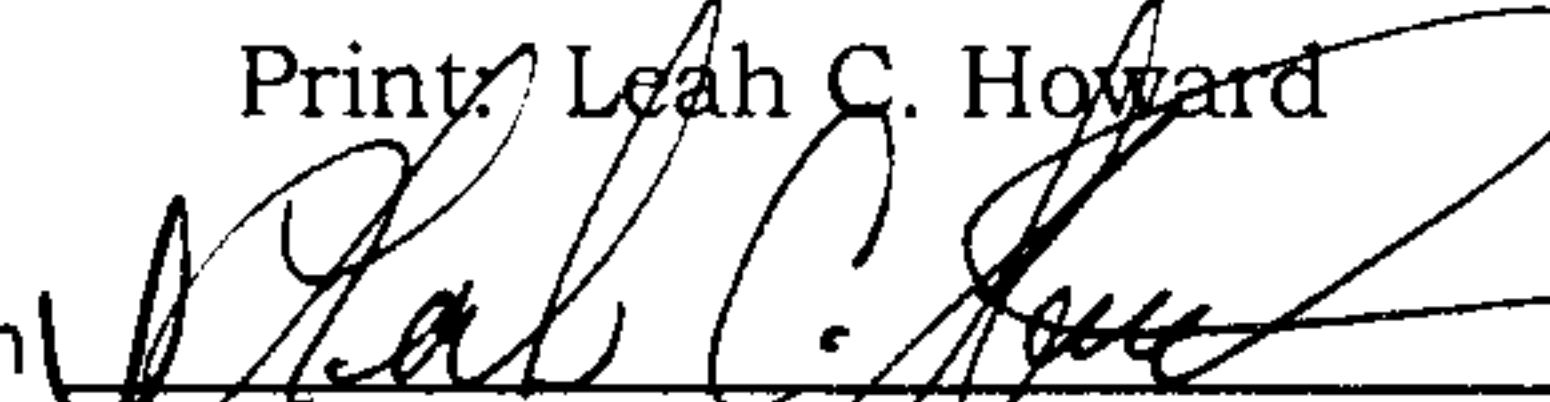
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 1/27/14

Unattested



Print: Leah C. Howard

Sign 
(Grantor/Grantee/Owner/Agent) circle one