

Send tax notice to:
JOSHUA & ALICE BARFIELD
185 Greenwood Circle
Calera, AL 35040

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 Twenty-One Thousand and 00/100 Dollars (\$121,000.00)** hereby acknowledged to have been paid to the said Grantor by **JOSHUA J. BARFIELD and ALICE E. BARFIELD**, the Grantees, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Grantees as joint tenants during their joint lives and upon the death of either of them, then to the survivor of them, and to the heirs and assigns of such survivor, subject to the provisions hereinafter contained, all that real property in the County of Shelby, State of Alabama, described as follows:

Lot 133, according to the plat of Old Ivy Subdivision, Phase II, being a resurvey of portions of Lots 22-32 tract Fifty-One Subdivision, Parcel “B”, recorded in Map Book 11, Page 26, as recorded in Map Book 36, Page 6-A and Document #20051027000561200, in the Office of the Judge of Probate of Shelby County, Alabama.


This property is also known as: 185 Greenwood Circle, Calera, AL 35040.

Mortgage Amount: \$114,950.00
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 Grantees 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 Grantees, as joint tenants during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, and to the heirs and assigns of such survivor, 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. Such state of facts as shown on subdivision plat recorded in Plat Book 36, Page 6-A.


2014022500051230 1/4 \$29.50
Shelby Cnty Judge of Probate, AL
02/25/2014 10:16:57 AM FILED/CERT

Shelby County: AL 02/25/2014
State of Alabama
Deed Tax: \$6.50

3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed herein.
4. Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument 20051104000574530 in the Probate Office of Shelby County, Alabama.
5. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Book 114, Page 193 and Book 144, Page 196.
6. Easement/Right of way granted to Alabama Power Company in Deed Book 121, Page 464, Deed Book 188, Page 43 and Deed Book 80, Page 195, in the Office of the Judge of Probate of Shelby County, Alabama.
7. All outstanding rights of redemption in favor of all persons and entities entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated August 30, 2013 and recorded on September 10, 2013 in Instrument 20130910000367420 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.

Grantees accept 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 12th day of February, 2014.

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

By:


Mcfadden Lyon & Rouse
MCFADDEN, LYON & ROUSE, L.L.C.

As its Attorney-in-Fact

By:

Beth McFadden Rouse
Beth McFadden Rouse

Its: Member


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Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA }
COUNTY OF MOBILE }

I, the undersigned Notary Public in and for said State and County, hereby certify that **Beth McFadden Rouse**, 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, she, in her 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 12th day of February, 2014.

Patricia G. Long
Notary Public, State of Alabama at Large
My Commission Expires: 9/21/15 {SEAL}


The Grantee's address is:

185 Greenwood Circle
Calera, AL 35040

The Grantor's address is:

14221 Dallas Parkway, Ste. 1000
Dallas, TX 75254

This instrument was prepared by:
Beth McFadden Rouse
718 Downtowner Boulevard
Mobile, AL 36609
251-342-9172


20140225000051230 3/4 \$29.50
Shelby Cnty Judge of Probate, AL
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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 #A131CLN	Grantee's Name	JOSHUA J. BARFIELD and ALICE E. BARFIELD
Mailing Address	14221 DALLAS PARKWAY, SUITE 1000 DALLAS, TX 75254	Mailing Address	185 GREENWOOD CIRCLE CALERA, AL 35040
Property Address	185 GREENWOOD CIRCLE CALERA, AL 35040	Date of Sale	February 13, 2014
		Total Purchase Price	\$121,000.00
		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 evidence: (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 - 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.

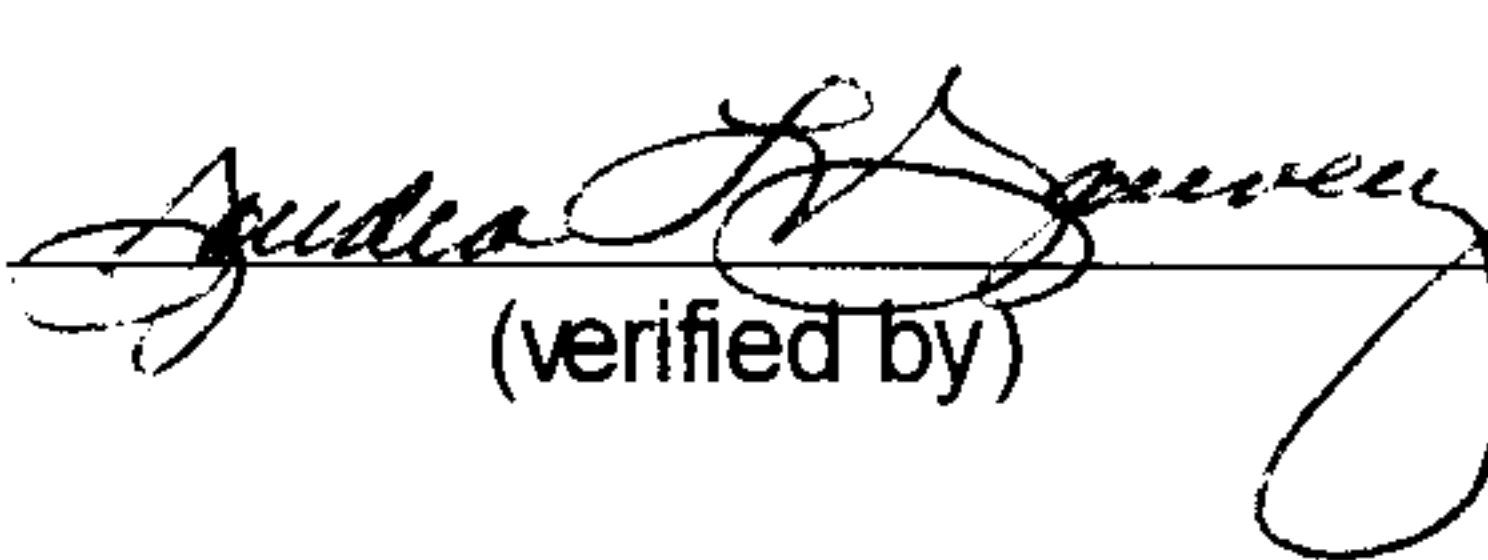
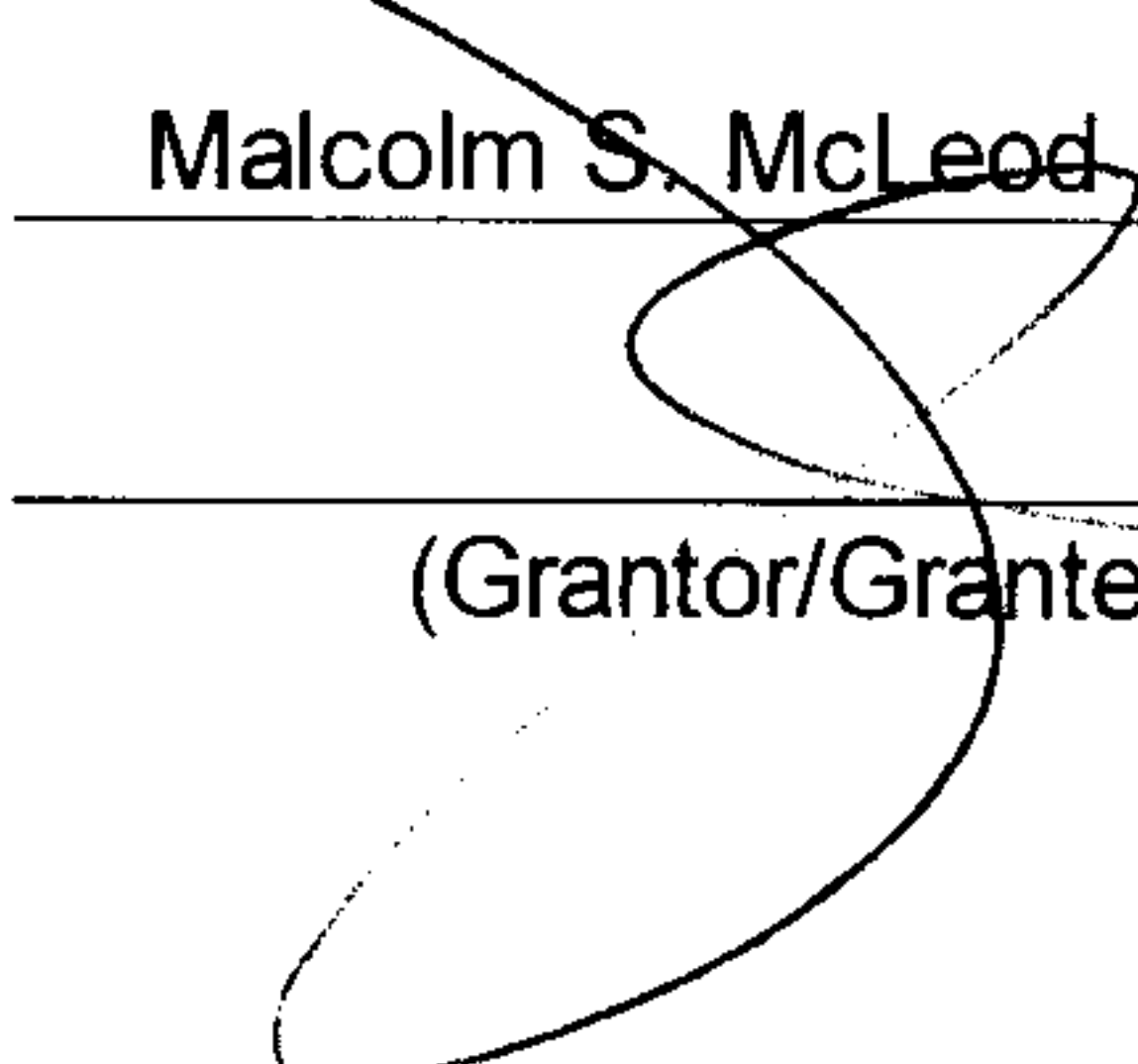
Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

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	February 13, 2014	Print	Malcolm S. McLeod
Unattested	 (verified by)	Sign	 (Grantor/Grantee/Owner/Agent) circle one
My Commission Expires 3/8/14			

