

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 **Sixty Thousand and 00/100 Dollars (\$60,000.00)** hereby acknowledged to have been paid to the said Grantor by **FRANCES D. SEALE**, the Grantee, subject to the provisions hereinafter contained, all that real property in the County of Shelby, State of Alabama, described as follows:

LOT 4, ACCORDING TO THE SURVEY OF HIGHLAND SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 26, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

This property is also known as: **107 HIGHLAND DR. COLUMBIANA, AL 35051**

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 her 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, public utility easements and building setback lines as shown on recorded map and survey of Highland Subdivision, recorded in Map Book 5, Page 26, in the Office of the Judge of Probate of Shelby County, Alabama.
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. Covenants, condition and restrictions as set forth in instrument recorded Deed Book 252, Page 11.

\$70,336.00 of the consideration recited herein was paid from the proceeds of a purchase money mortgage executed simultaneously herewith.

5. All outstanding rights of redemption in favor of all persons entitled to redeem the Land from that certain mortgage foreclosure sale evidenced by Foreclosure Deed dated 09/20/13, recorded 09/26/13 in Instrument #20130926000387710 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.

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

25th day of February 2014.

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

By: 

MCFADDEN, LYON & ROUSE, L.L.C.

As its Attorney-in-Fact

By: 


William S. McFadden

Its: Member

STATE OF ALABAMA }
COUNTY OF SHELBY }

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 25th day of February 2014.



Notary Public, State of Alabama at Large

My Commission Expires: 9-1-2015 {SEAL}

The Grantee's address is:

PO-Box 724
Columbiana, AL 35051

The Grantor's address is:

P O Box 650043
Dallas, TX 75265-0043

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

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Federal National Mortgage
Association

Grantee's Name Frances D. Seale

Mailing Address 107 Highland Drive
Columbiana, AL 35051

Mailing Address 580 Sherwood Forest Drive
Wilsonville, AL 35186

Property Address 107 Highland Drive
Columbiana, AL 35051

Date of Sale February 27, 2014
Total Purchase Price \$60,000.00

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)

☐ 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 - Federal National Mortgage Association, 107 Highland Drive, Columbiana,
AL 35051.

Grantee's name and mailing address - Frances D. Seale, 580 Sherwood Forest Drive, Wilsonville, AL 35186.

Property address - 107 Highland Drive, Columbiana, AL 35051

Date of Sale - February 27, 2014.

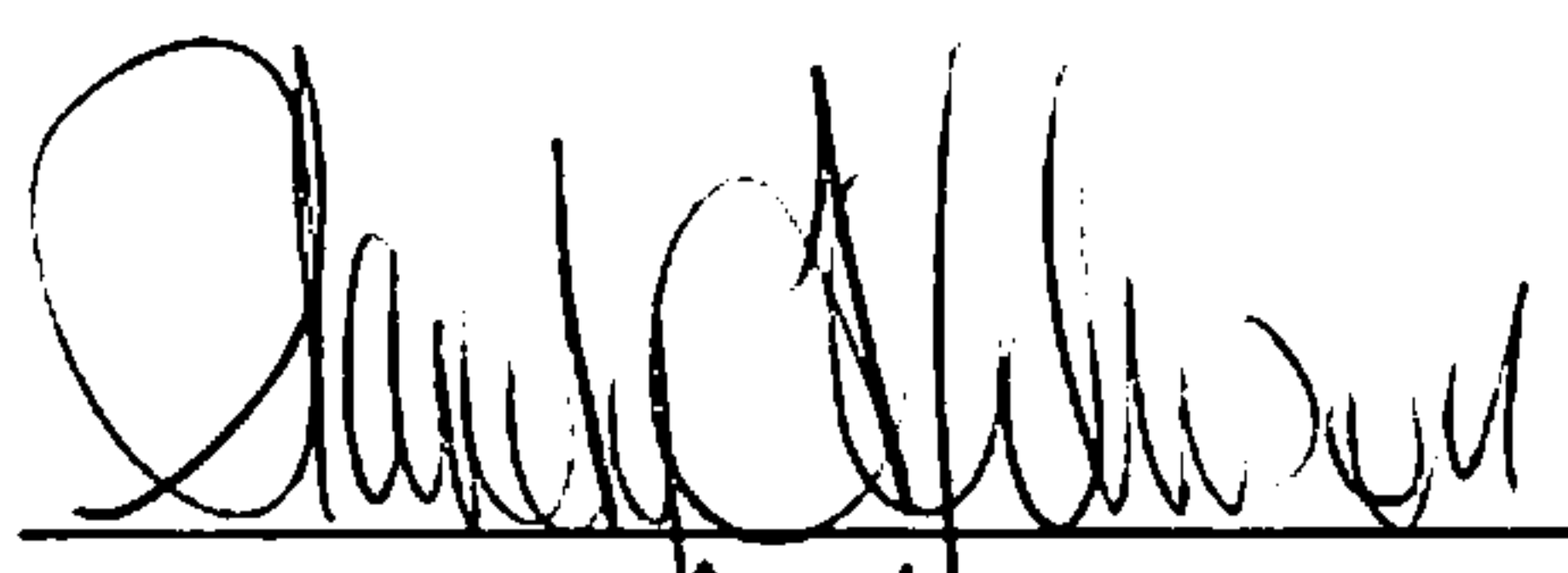
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being
conveyed by the instrument offered for record.

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 with 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 27, 2014

Sign 
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/03/2014 10:40:01 AM
\$21.00 CHERRY
20140303000055900

