

STATE OF ALABAMA

1/2

Send Tax Notice to:

COUNTY OF SHELBY

Brett Weathers

22471 Timberwood Drive

McCall, AL 35111

SPECIAL WARRANTY DEED

(Consideration \$105,000.00)

KNOW ALL MEN BY THESE PRESENT: That the undersigned, **FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA**, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to it by **BRETT WEATHERS**, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said **BRETT WEATHERS**, the following described real estate, lying and being in the County of Shelby, State of Alabama, to-wit:

The following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 840, according to the survey of Riverchase Country Club 15th Addition, Phase II, as recorded in Map Book 9, Page 14, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

All of the above recited consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD THE above described real estate, together with all and singular the rights, tenements, hereditaments, appurtenances and improvements thereunto belonging, or in anywise appertaining, unto the said **BRETT WEATHERS** and unto his/her heirs and assigns forever. Said property being subject, however to ad valorem taxes due October 1, 2014; and further excepting any restrictions and easements pertaining to the above described property of record in the Probate Office of Shelby County, Alabama.

This deed is executed without warranty or representation of any kind, express or implied, except that there are no liens or encumbrances outstanding against the property hereby conveyed which were created or suffered by the undersigned Grantor.

IN WITNESS WHEREOF, **FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA** has caused this instrument to be executed by its undersigned officer/authorized individual on this the 30th day of January, 2014.

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA

BY: **STEPHENS MILLIRONS, P.C.**
ITS ATTORNEY IN FACT

BY Steven J. Shaw (SEAL)
STEVEN J. SHAW, ITS PRESIDENT

STATE OF ALABAMA)

COUNTY OF MADISON)

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that before me, Steven J. Shaw, authorized signer of **STEPHENS MILLIRONS, P.C.**, as Attorney-in-Fact and/or agent of **FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA**, on behalf of said federal chartered corporation organized and existing under the laws of the United States and 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation in its capacity as Attorney-in-Fact for **FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA**.

Given under my hand and seal this the 30th day of January, 2014.

Elizabeth L. Hill (SEAL)

Notary Public: Elizabeth L. Hill

My Commission Expires: 4.4.2016

POA recorded in Shelby County, Alabama, Probate Records.

This instrument was prepared by:

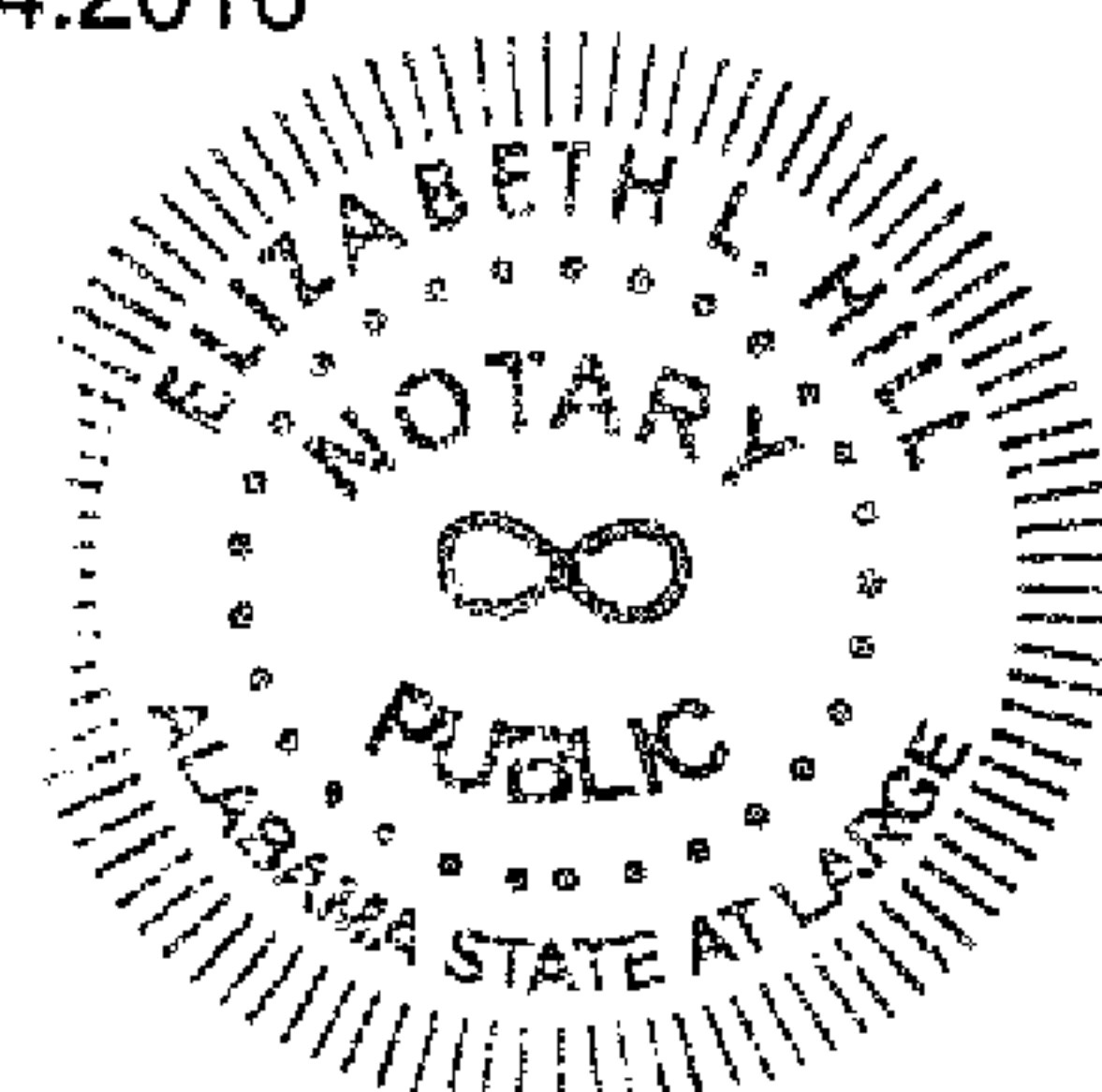
STEVEN J. SHAW

Stephens Millirons, PC

120 Seven Cedars Drive, Huntsville, AL 35802

Re: 1204 Willow Oak Court, Birmingham, AL 35244

Fannie Mae, P.O. Box 650043, Dallas, TX 75265-0043



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
 Mailing Address 1421 Dallas Parkway
Suite 1000
Dallas, TX 75254

Grantee's Name Brett Weathers
 Mailing Address 22471 Timberwood Drive
McCalla, AL 35111

Property Address 1204 Willow Oak Court
Birmingham, AL 35244

Date of Sale 3/3/14
 Total Purchase Price \$ 105,000.00
 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 - 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 3/6/2014

Print Jeff W. Farmer

Unattested

(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 03/07/2014 03:23:39 PM
 \$18.00 CHERRY
 20140307000064630

[Signature]