

STATE OF ALABAMA }
COUNTY OF SHELBY }


20140409000102340 1/4 \$29.00
Shelby Cnty Judge of Probate, AL
04/09/2014 10:49:25 AM FILED/CERT

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 Sixteen Thousand Nine Hundred (\$116,900.00) Dollars** hereby acknowledged to have been paid to the said Grantor by **RACHEL D. SMITH**, the Grantee, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee, subject to the provisions hereinafter contained, all that real property in the County of Shelby, State of Alabama, described as follows:

Lot 67, according to the survey of Braelinn Village, Phase III, as recorded in Map Book 14, Page 42, in the Probate Office of Shelby County, Alabama.

This property is also known as: 2606 Vixen St; Helena, AL 35080

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. 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.
3. Such state of facts as shown on the plat of Braelinn Village, Phase III, as recorded in Map Book 14, Page 42, in the Probate Office of Shelby County, Alabama.
4. Transmission Line Permit to Alabama Power Company, as recorded in Real 220, Page and Real 236, Page 966, in the Probate Office of Shelby County, Alabama.

\$111,050.00 of the above referenced consideration is from a first lien purchase money mortgage closed simultaneously herewith.

5. Subject to covenants, conditions, and restrictions (deleting therefrom, and 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 Book 290, Page 370, in the Probate Office of Shelby County, Alabama.
6. 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 to Federal National Mortgage Association, dated 11/15/2013, and recorded 11/22/2013, in Instrument No. 20131122000459300, 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 26th day of March, 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 26th day of March, 2014.

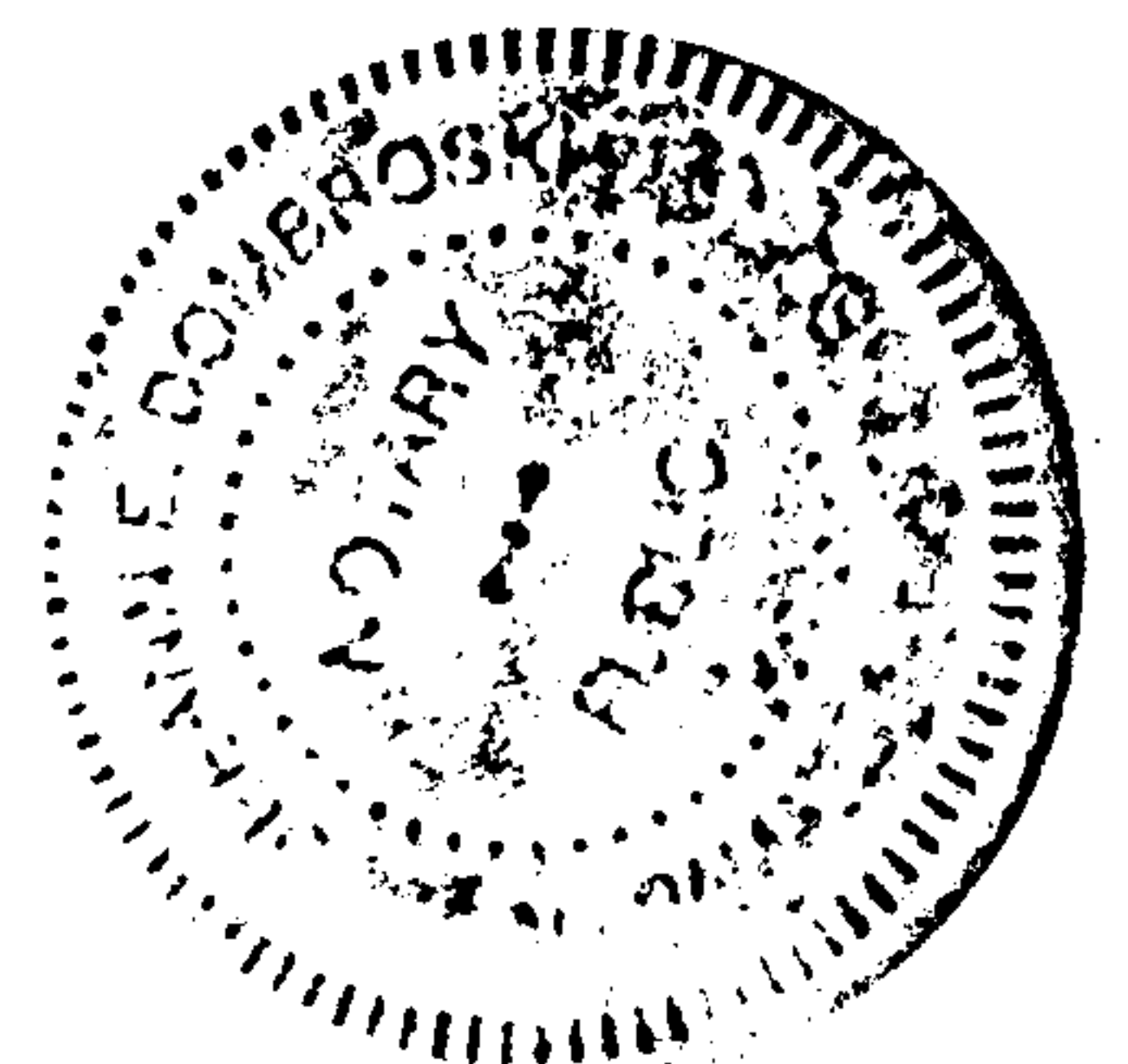
[Signature]
Notary Public, State of Alabama at Large
My Commission Expires: 10/11/15 {SEAL}

The Grantee's address is:

2608 Vixen Street
Helena, AL 35080

The Grantor's address is:

FANNIE MAE
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



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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 A/K/A and Federal
National Mortgage Association
and Asset #A131T97

Mailing Address 14221 Dallas Parkway, Suite 1000
Dallas, TX 75254

Property Address 2608 Vixen Street
Helena, AL 35080

Grantee's Name Rachel D Smith and Stephen S
Smith

Mailing Address 2608 Vixen Street
Helena, AL 35080

Date of Sale March 27, 2014

Total Purchase Price \$116,900.00

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 March 27,
2014

 Unattested
(verified by)

Print Rachel D. Smith

Sign Rachel D. Smith
(Grantor/Grantee/Owner/Agent) circle one



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