

This instrument prepared by: Jeff G. Underwood, Attorney Sirote & Permutt, P.C. 2311 Highland Avenue South Birmingham, Alabama 35205 Send Tax Notice to: Patricia J. Agee

804 BALLANTRAC Parkwag Pelham AL 35124

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two Hundred Ninety Thousand One Hundred And 00/100 (\$290,100.00) 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 Patricia J. Agee, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

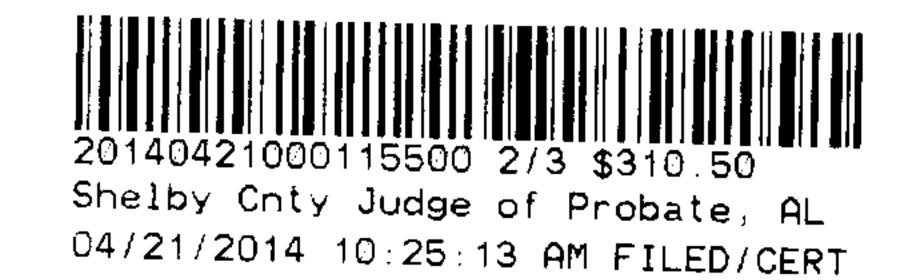
Lot 224, according to the Final Plat of Lochinvar at Ballantrae, as recorded in Map Book 32, Page 10 A, B and C, in the Probate Office of Shelby County, Alabama.

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. 35-foot minimum building setback line as reserved and shown on recorded map.
- 4. Restrictive covenant as recorded in Instrument No. 2003-66022 and Instrument No. 2004-5143.
- Easement for Egress/Ingress and Public Utilities as set forth in Instrument No. 1999-47153.
- 6. Agreement as set forth in Instrument No. 2001-49511 and Instrument No. 2001-44895.
- 7. Grant of easement as recorded in Instrument No. 1995-6002.
- 8. Easements, building lines, restrictions, covenants, conditions, reservations and limitations affecting the land.
- 9. Restrictions as shown on recorded plat.
- 10. 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 No. 20130328000128260, in the Probate Office of Shelby County, Alabama.

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 14th day of April, 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 14th day of April, 2014.

NOTARY PUBLIC

My Commission Expires:

AFFIX SEAL

2013-002293

MY COMMISSION EXPIRES 12/26/2017

A130F4G

Seller's Address: Fannie Mae PO Box 650043 Dallas, TX 75265-0043



Shelby Cnty Judge of Probate, AL 04/21/2014 10:25:13 AM FILED/CERT

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 Federal National	Grantee's Name	Patricia J. Agee
Mailing Address	Mortgage Association 14221 Dallas Parkway, Suite 1000	Mailing Address	804 BALLANTRAE FR Betham AL 3512
	Dallas, TX 75254		
Property Address	804 Ballantrae Pkwy Pelham, AL 35124	Date of Sale Total Purchase Price or	<u>4/18/2014</u> \$290,100.00
		Actual Value or	\$
		Assessor's Market Value	\$
(Recordation of docu Bill of Sale	or actual value claimed on this form ca imentary evidence is not required)	Appraisal	cumentary evidence: (check one)
Sales Contract Closing Stateme		Other	
If the conveyance do this form is not require	cument presented for recordation corred.	ntains all of the required informa	tion referenced above, the filing of
		nstructions	
Grantor's name and current mailing addre	mailing address - provide the name of		ing interest to property and their
Grantee's name and conveyed.	mailing address – provide the name	of the person or persons to who	m interest to property is being
Property address – tl	he physical address of the property be	eing conveyed, if available.	
Date of Sale – the da	ate on which interest to the property w	vas conveyed.	
Total purchase price instrument offered fo	 the total amount paid for the purch; r record. 	ase of the property, both real an	d personal, being conveyed by the
	property is not being sold, the true va r record. This may be evidenced by a		
valuation, of the prop	d and the value must be determined, berty as determined by the local official d and the taxpayer will be penalized p	al charged with the responsibility	of valuing property for property tax
	f my knowledge and belief that the inf false statements claimed on this form 22-1 (h).		
Date 4/18/2014		Print Hatricia	Asec
Unattested		Sign MMM	Doll
	(verified by)		wner/Agent) circle one