

Send tax notice to:  
Michael Arreola  
4506 Sumner Place Pkwy.  
Hoover, AL 35244

STATE OF ALABAMA                               }  
COUNTY OF SHELBY                               }

**SPECIAL WARRANTY DEED**



20140428000124930 1/4 \$93.00  
Shelby Cnty Judge of Probate, AL  
04/28/2014 09:54:18 AM FILED/CERT

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 **Seventy Thousand and no/100 (\$70,000.00) Dollars** hereby acknowledged to have been paid to the said Grantor by **MICHAEL ARREOLA**, 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 61, according to the survey of Scottsdale, Third Addition, Phase Two, as recorded in Map Book 9, page 12, in the Probate Office of Shelby County, Alabama.

This property is also known as: 1417 Heather Lane; Alabaster, AL 35007

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.

\$70,000.00 consideration paid in cash.

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. Such state of facts as shown on subdivision plat recorded in Plat Book 9, Page 12.
3. Minerals of whatsoever kind, subsurface and surface substances, including by 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.
4. 35' building line front as shown on recorded Map Book 9, Page 12.
5. 10' easement rear as shown on recorded Map Book 9, Page 12.
6. 7 1/2' easement on NW side of lot as shown on recorded Map Book



9, Page 12.

7. Easement/right-of-way to South Central Bell Telephone Company as recorded in Book 349, Page 859.
8. Restrictive covenants as recorded in Book 57, page 307 and Book 51, page 631.
9. Agreement with the Alabaster Water and Gas Board as recorded in Book 52, Page 12.
10. Restrictions as shown on recorded plat.
11. Easement and building lines as shown on recorded plat.
12. 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 December 12, 2013 and recorded on December 30, 2013, in Instrument # 20131230000496280, 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.
13. Grantee herein shall be prohibited from conveying captioned property for a sales price of Greater than **\$84,000.00** for a period (3) months from the date of the recording of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than **\$84,000.00**, for a period of (3) months from the date of the recording of this deed. These restrictions shall run with the land and are not personal to Grantee. This restriction shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or deed of Trust.

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

21<sup>st</sup> day of April, 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**

  
20140428000124930 2/4 \$93.00  
Shelby Cnty Judge of Probate, AL  
04/28/2014 09:54:18 AM FILED/CERT

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 21<sup>st</sup> day of April, 2014.

Nella E. Dombroski  
Notary Public, State of Alabama at Large  
My Commission Expires: 10/11/15 {SEAL}



The Grantee's address is:

4506 Summer Place Pkwy.

Hoover, AL 35244

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



20140428000124930 3/4 \$93.00  
Shelby Cnty Judge of Probate, AL  
04/28/2014 09:54:18 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 and FEDERAL  
NATIONAL MORTGAGE  
ASSOCIATION and REO ASSET  
#A131ZL8**

Mailing Address **14221 DALLAS PARKWAY, SUITE  
1000  
DALLAS, TX 75254**

Property Address **1417 HEATHER LANE  
ALABASTER, AL 35007**

Grantee's Name **MICHAEL ARREOLA**

Mailing Address **4506 SUMMER PLACE PARKWAY  
HOOVER, AL 35244**

Date of Sale **April 24, 2014**

Total Purchase Price **\$70,000.00**

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 **April 24, 2014**

Print **Malcolm S. McLeod**


Unattested

*(Signature)*  
(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

**My Commission Expires  
March 8th, 2018**

  
20140428000124930 4/4 \$93.00  
Shelby Cnty Judge of Probate, AL  
04/28/2014 09:54:18 AM FILED/CERT