

Send tax notice to:
Matthew Perry
1041 Little Sorrel Drive
Calera, AL 35040

STATE OF ALABAMA }
COUNTY OF SHELBY }



20140528000160700 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
05/28/2014 11:59:03 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 Thirty Five Thousand and no/100 (\$135,000.00) Dollars** hereby acknowledged to have been paid to the said Grantor by **MATTHEW PERRY**, 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 Baldwin, State of Alabama, described as follows:

Lot 11, according to the Survey of Savannah Pointe Sector VIII, as recorded in Map Book 36, Page 58, in the Probate Office of Shelby County, Alabama.

This property is also known as: 1041 Little Sorrell Dr., Calera, AL. 35040

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.

Mortgage amount: 137,755.00

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 his 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. Right of Way granted to Alabama Power Company by instrument(s) Recorded in Volume 138, Page 159; Instrument No. 2005-39395 and Instrument No. 2005-39396.
3. Rights of way to Shelby County, as recorded in Volume 211, Page 615.
4. Easement to City of Calera, as recorded in Instrument No. 1999-47297.
5. Restrictions appearing of record in 1999-46478; Instrument No. 20060411000167260 and Instrument No. 20110112000010680, but deleting any restrictions based on race, color, creed or national origin.

6. Articles of Incorporation of Savannah Pointe Residential Association, Inc., and By-Laws thereof, as recorded in Instrument No. 1999-46478 and as amended in Instrument No. 20090302000073850 and Instrument No. 20100318000080250.

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 14th day of May, 2014.

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

By: *Mcfadden Lyon Rouse, LLC*
MCFADDEN, LYON & ROUSE, L.L.C.

As its Attorney-in-Fact

By: *Beth McFadden Rouse*
Beth McFadden Rouse

Its: Member

STATE OF ALABAMA }
COUNTY OF MOBILE }

I, the undersigned Notary Public in and for said State and County, hereby certify that **Beth McFadden Rouse**, 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 14th day of May, 2014.

Allen E. Ambrose

Notary Public, State of Alabama at Large

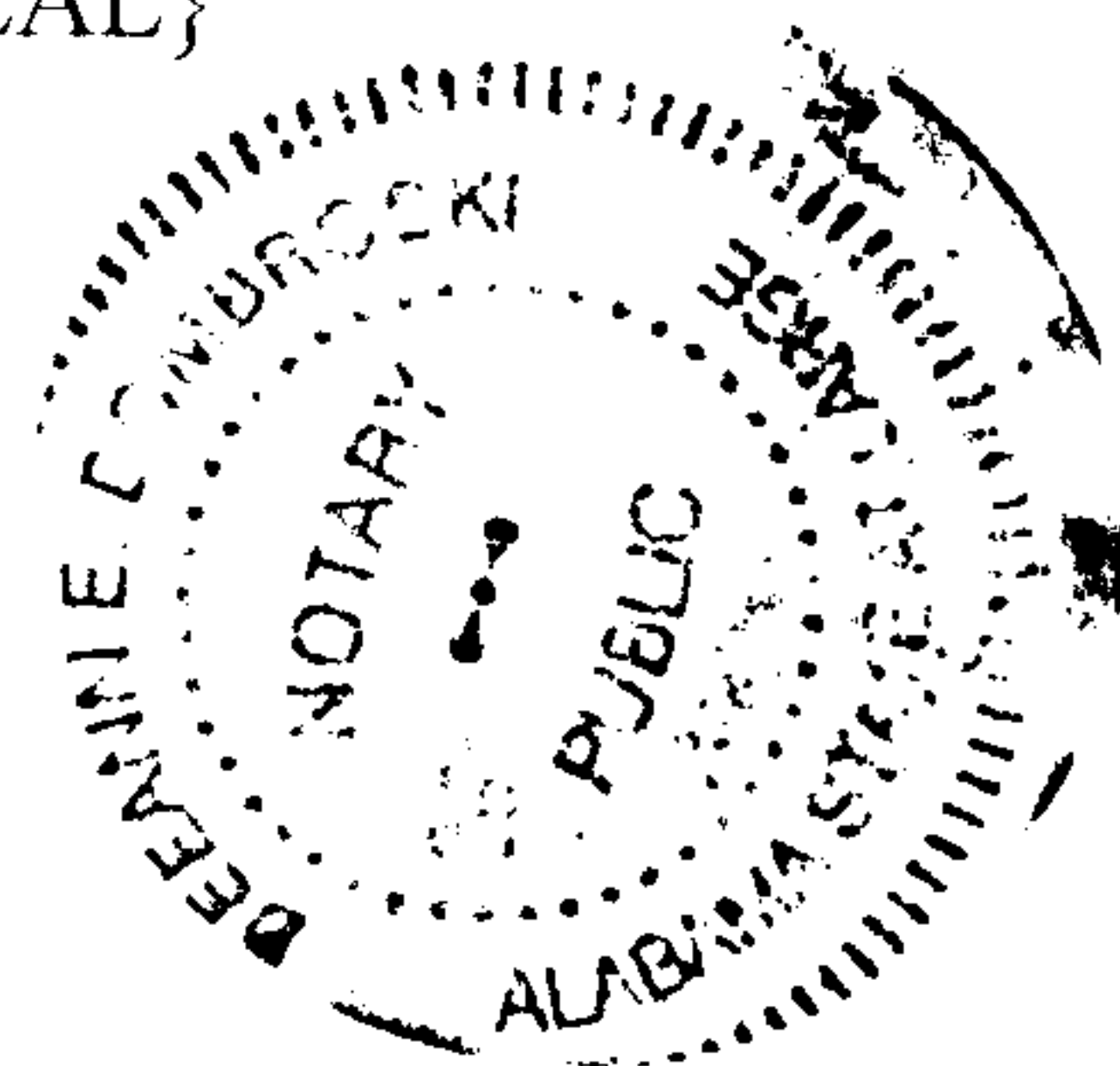
My Commission Expires: 10/11/15 {SEAL}

The Grantee's address is:

1041 Little Sorrel Drive
Calera, AL 35040

The Grantor's address is:

FANNIE MAE
P. O. BOX 650043
Dallas, TX 75265-0043



This instrument was prepared by:
Beth McFadden Rouse
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

**FANNIE MAE AKA and FEDERAL
NATIONAL MORTGAGE
ASSOCIATION and REO ASSET
#A131929**

Grantor's Name

Grantee's Name **MATTHEW PERRY**

Mailing Address **14221 DALLAS PARKWAY, SUITE
1000
DALLAS, TX 75024**

Mailing Address **1041 LITTLE SORRELL DRIVE
CALERA, AL 35040**

Property Address **1041 LITTLE SORRELL DRIVE
CALERA, AL 35040**

Date of Sale **May 16, 2014**

Total Purchase Price **\$135,000.00**

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


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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 **May 16, 2014**

Print **Malcolm S. McLeod**

Unattested

Sign


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

(Grantor/Grantee/Owner/Agent) circle one