


Send tax notice to:  
April Graves  
9058 Brookline Ln  
Helena, AL 35080

STATE OF ALABAMA }  
COUNTY OF SHELBY }

  
20140604000168850 1/4 \$27.00  
Shelby Cnty Judge of Probate, AL  
06/04/2014 01:32:50 PM 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 **Ninety Eight Thousand and no/100 (\$98,000.00) Dollars** hereby acknowledged to have been paid to the said Grantor by **APRIL GRAVES**, 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 113, according to the map and survey of Wyndham Cottages, Phase II, as recorded in Map Book 27, Page 2, in the Office of the Judge of Probate of Shelby County, Alabama.**

This property is also known as: 9058 Brookline Lane, 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.  
Mortgage amount: \$94,000.00

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 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 27, page 2.
3. 20' min. building line setback on front as shown on recorded Map Book 27, Page 2.
4. 10' easement on front and rear per map as shown on recorded Map Book 27, Page 2.
5. A 20 foot building line from Brookline Lane containing a 10 foot easement and a 10 foot easement along North lot line as shown on recorded map(s).
6. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and

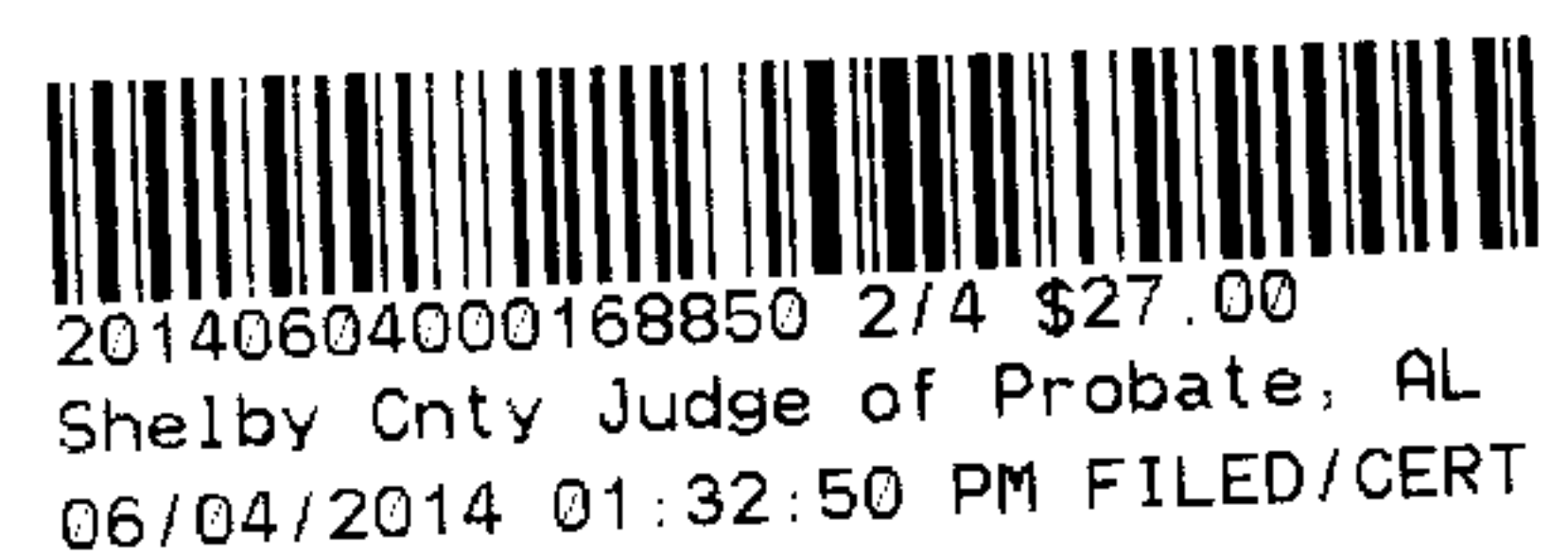


immunities relating thereto, together with any release of liability for injury for damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 324, Page 62, in the Probate Office of Shelby County, Alabama.

7. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens (provisions, if any, based on race, color, religion, or national origin are omitted) provided in the Covenants, Conditions and Restrictions recorded in Instrument # 2000-17451.
8. Easement to Alabama Power Company as recorded in Real 1, Page 332, in the Probate Office of Shelby County, Alabama.
9. Easement to Public as recorded in Deed Book 311, Page 153, in the Probate Office of Shelby County, Alabama.
10. Right of way granted to Shelby County as set forth in Deed Book 154, Page 384, in the Office of the Judge of Probate of Shelby County, Alabama.
11. Easement to Town of Helena as recorded in Deed Book 305, Pages 394, 396, 398, 400 and 402, in the Probate Office of Shelby County, Alabama.
12. Easement to Plantation Pipeline as recorded in Deed Book 258, Page 49; Deed Book 113, Page 6, supplemented by Deed Book 258, Page 47, in the Probate Office of Shelby County, Alabama.
13. Easement to Southern Natural Gas as recorded in Deed Book 88, page 551; Deed Book 146, Page 301; Deed Book 147, Page 579 and Deed Book 213, Page 155, in the Probate Office of Shelby County, Alabama.
14. 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 as recorded in Deed Book 324, page 362, in the Probate Office of Shelby County, Alabama. Restrictive covenants recorded in instrument #2000-17451.
15. All 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 19, 2013 recorded on February 4, 2014 in Instrument 20140205000032260, 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.

RECORDING REFERENCES ARE TO THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE COURT OF SHELBY COUNTY, ALABAMA.

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 May, 2014.

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

By: *Beth McFadden Rouse*  
**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 21<sup>st</sup> day of May, 2014.

*Deanne E. Dombruski*

Notary Public, State of Alabama at Large

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

The Grantee's address is:

9058 Brookline Lane

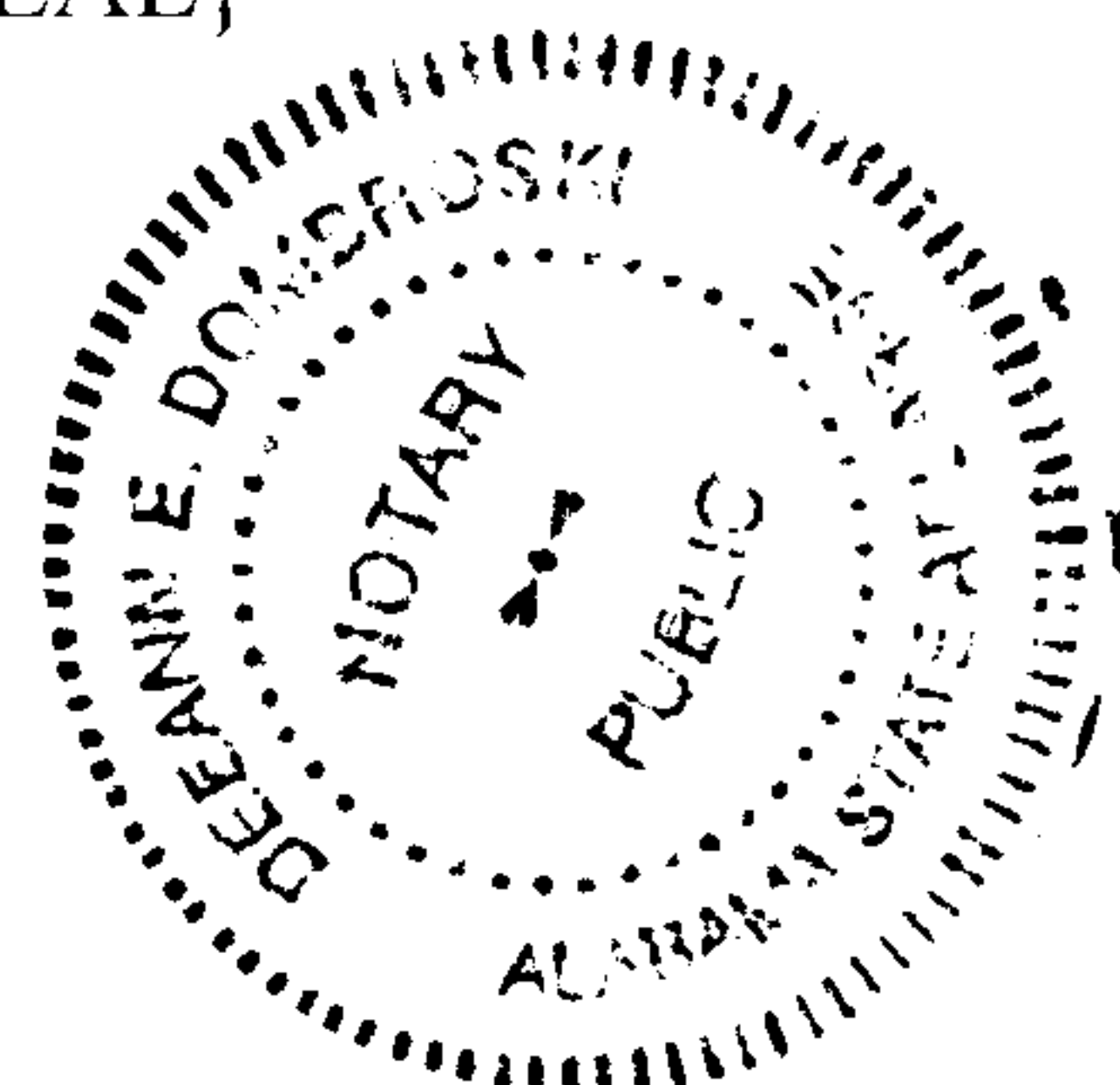
Helena, AL 35080

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

  
20140604000168850 3/4 \$27.00  
Shelby Cnty Judge of Probate, AL  
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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  
#A1320HV**

Grantor's Name

Grantee's Name **APRIL GRAVES**

**14221 DALLAS PARKWAY, SUITE  
1000  
DALLAS, TX 85254**

Mailing Address

**9058 BROOKLINE LN  
HELENA, AL 35080**

Mailing Address

**9058 BROOKLINE LN  
HELENA, AL 35080**

Property Address

Date of Sale **May 23, 2014**

Total Purchase Price **\$98,000.00**

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 **May 23, 2014**

Print **Malcolm S. McLeod**

Unattested

*Audra B. Bunn*  
(verified by) Sign

(Grantor/Grantee/Owner/Agent) circle one

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

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