

STATE OF ALABAMA }
COUNTY OF SHELBY }

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 **Two Hundred Eighty Five Thousand and 00/100 (\$285,000.00) Dollars** hereby acknowledged to have been paid to the said Grantor by **DUSTIN K. WHITEHEAD and EMILY S. WHITEHEAD**, the Grantees, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Grantees as joint tenants during their joint lives and upon the death of either of them, then to the survivor of them, and to the heirs and assigns of such survivor, subject to the provisions hereinafter contained, all that real property in the County of Shelby, State of Alabama, described as follows:

Lot 716, according to the Survey of Forest Parks 7th Sector, as recorded in Map Book 22, Page 150, in the Probate Office of Shelby County, Alabama.

This property is also known as: 400 Conroy Circle; Sterret, Al 35147

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 Grantees 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 Grantees, as joint tenants during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, and to the heirs and assigns of such survivor, 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 minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages
3. Restrictions appearing of record in Instr. No. 1998-23896; Instr. No. 2007-52823 and Instr. No. 2008-3690.
4. Right of way granted to Alabama Power Company recorded in Inst. No. 1999-12052.

5. 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 dated the 23rd of July, 2013, and recorded in Inst. No. 20130723000299540, in the Probate Office of Shelby County, Alabama, corrected in Inst. No. 20140207000035620, of that certain mortgage executed by Thomas E. Nichols, Jr., to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Quicken Loans, Inc., recorded in Inst. No. 20070525000245560; transferred to Green Tree Servicing, LLC recorded in Inst. No. 20130329000131020, under and in accordance with the laws of the State of Alabama or the United State of America.

\$294,405.00 of the Consideration as was paid from the proceeds of a mortgage loan.

Grantees accept 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 3rd day of April, 2014.

FANNIE MAE, aka FEDERAL
NATIONAL MORTGAGE ASSOCIATION,

By: *[Signature]*
MCFADDEN, LYON & ROUSE, L.L.C.

As its Attorney-in-Fact

By: *[Signature]*
Beth McFadden Rouse
Its: Member

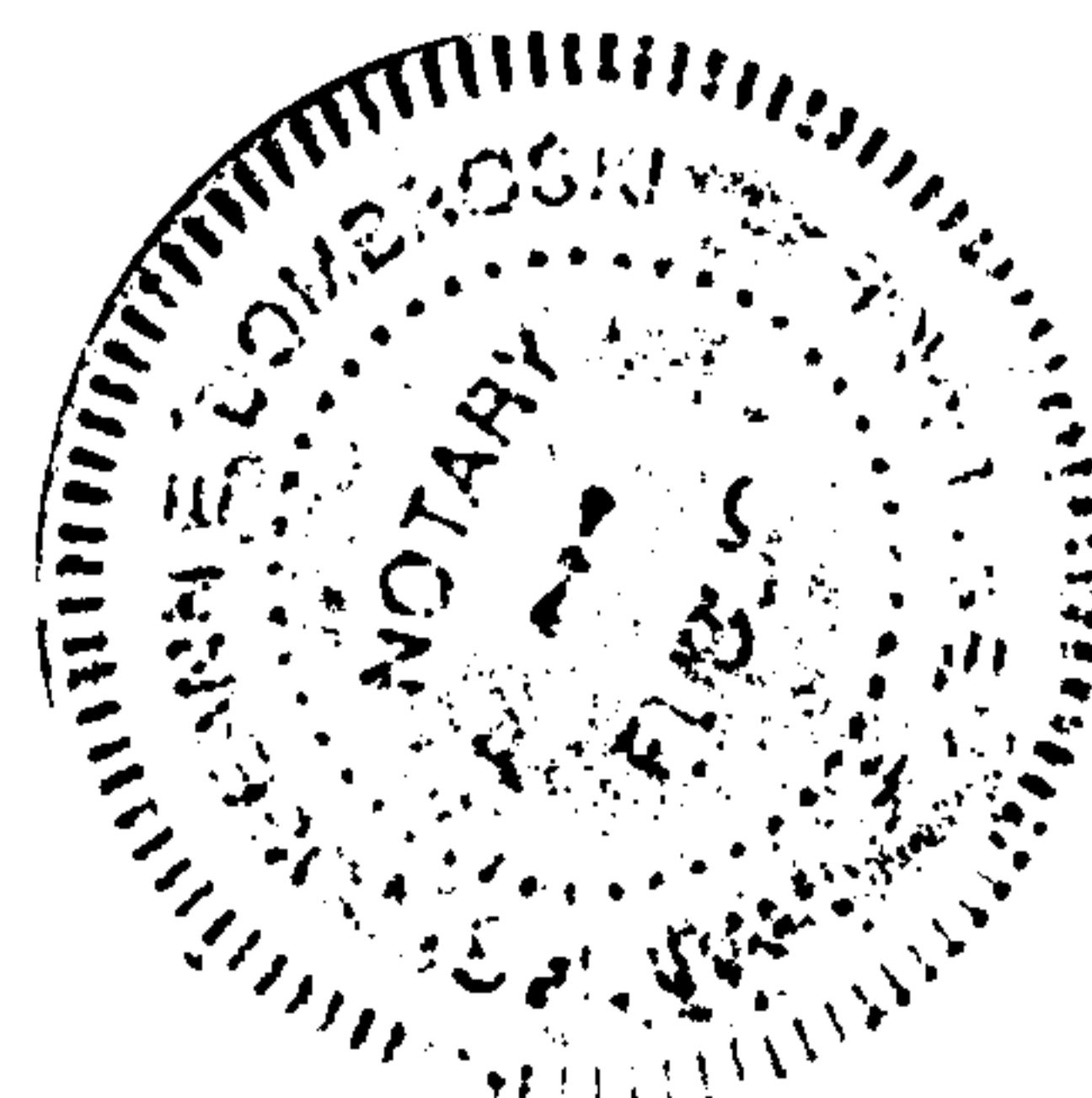

20140612000178380 2/4 \$24.00
Shelby Cnty Judge of Probate, AL
06/12/2014 02:45:29 PM FILED/CERT

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 3rd day of April, 2014.

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



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
Mailing Address P.O. Box 650043
Dallas TX 75265

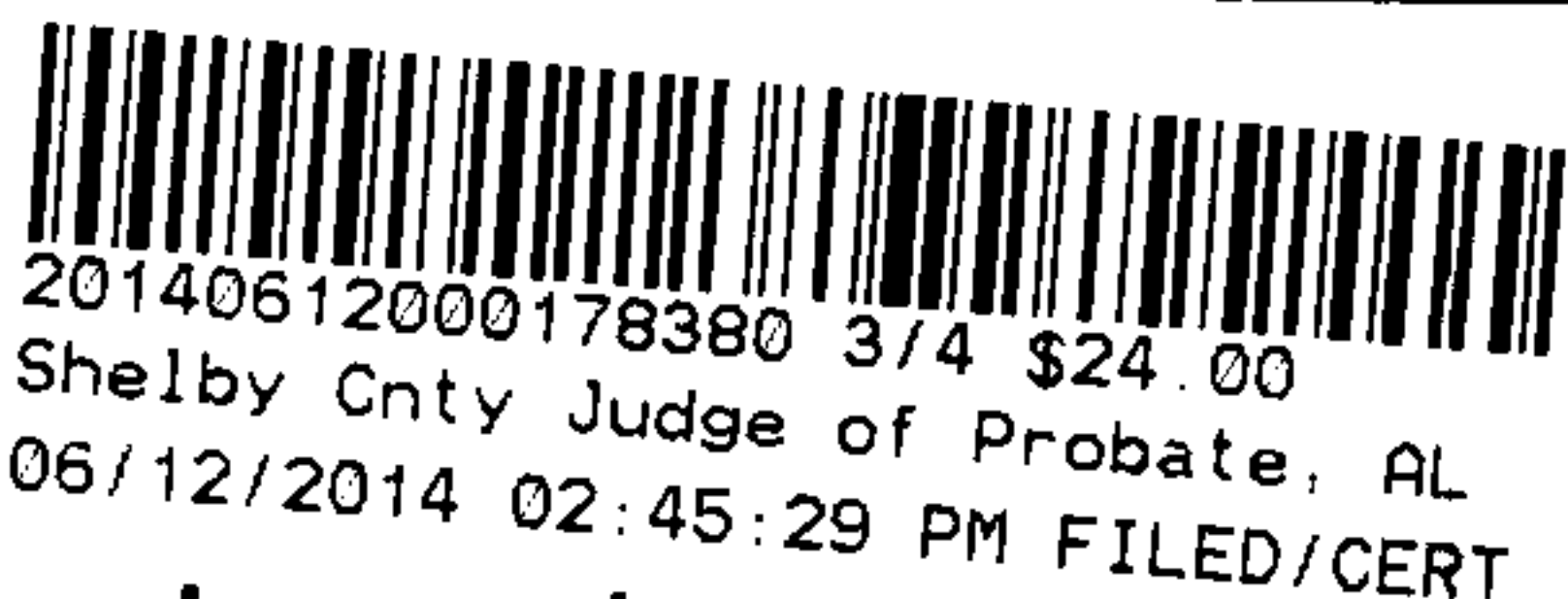
Grantee's Name Dustin Whitehead
Mailing Address 400 Conroy Cir
Sterrett AL 35147

Property Address 400 Conroy Cir
Sterrett AL 35147

Date of Sale 5-7-14
Total Purchase Price \$ 285,000

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 5-7-14

Print Heather Nelson

☐ Unattested

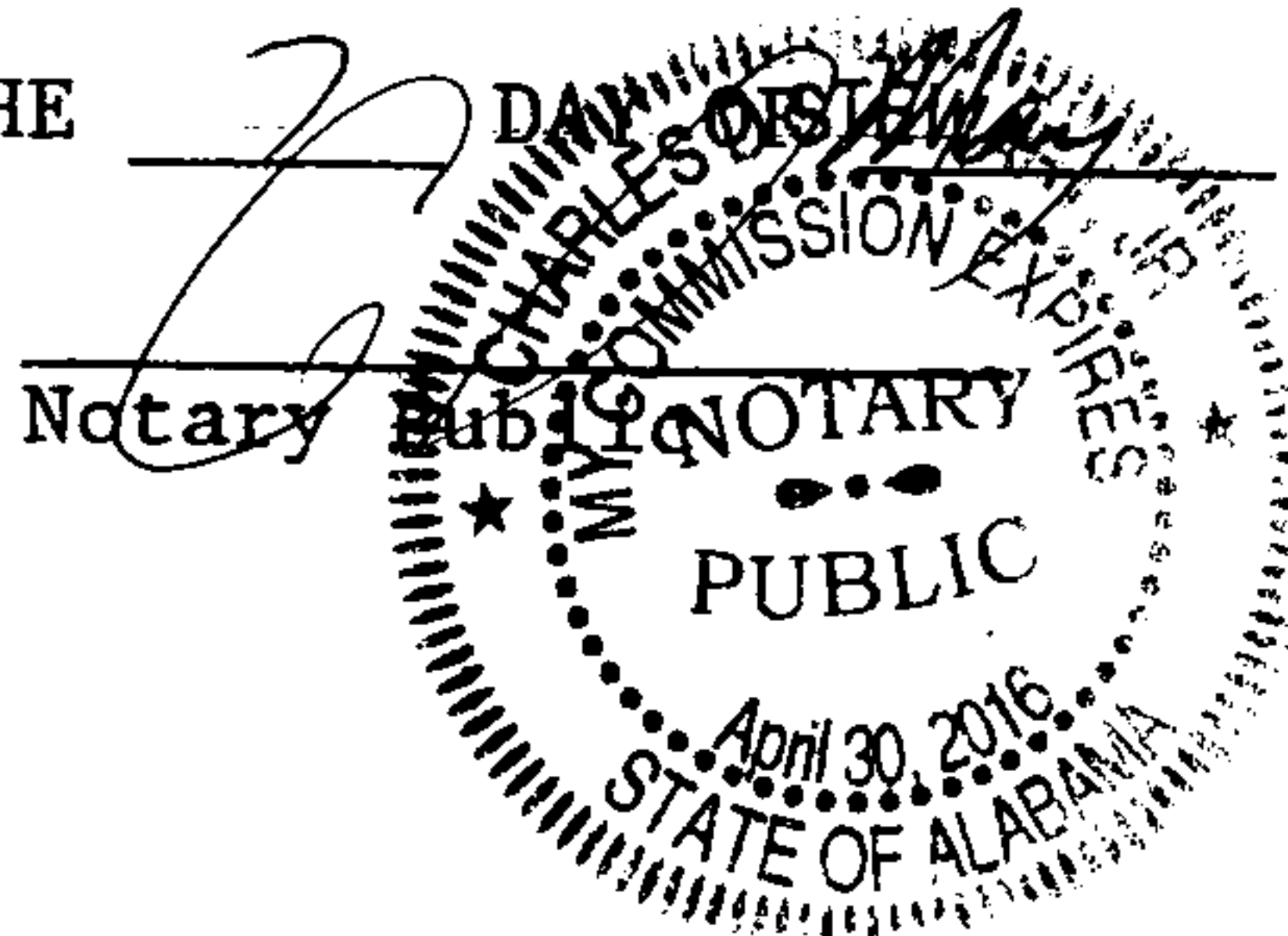
(verified by)

Sign Heather Nelson

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 7 DAY OF MAY, 2014.



The Grantee's address is:

400 Conway Circle

Sterrett Bl 35147

This instrument was prepared by:

Beth McFadden Rouse

718 Downtowner Boulevard

Mobile, AL 36609

251-342-9172

The Grantor's address is:

FANNIE MAE

P. O. BOX 650043

Dallas, TX 75265-0043



20140612000178380 4/4 \$24.00
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