


STATE OF ALABAMA     }  
COUNTY OF SHELBY     }

  
20141028000340250 1/4 \$23.50  
Shelby Cnty Judge of Probate, AL  
10/28/2014 01:02:34 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 Four Thousand and 00/100 Dollars (\$94,000.00)** hereby acknowledged to have been paid to the said Grantor by **RYAN A. CROWLEY and REBEKAH E. BULL**, 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 52, according to the Survey of First Sector, Hidden Creek II, as recorded in Map Book 24, Page 94, in the Probate Office of Shelby County, Alabama.**

**This property is also known as: 117 Coales Branch Drive, Pelham, AL 35124**

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. Notes and restrictions as shown on recorded plat of subdivision, restrictive covenants, easements, building setback lines, rights of way, prior mineral reservations, if any, applicable to said property of record in the said Probate Court Records.
2. Ad valorem taxes for the year 2014 and thereafter.
3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

Shelby County, AL 10/28/2014  
State of Alabama  
Deed Tax: \$.50

4. 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 9th day of April, 2014, and recorded in Inst. No. 20140409000102720, in the Probate Office of Shelby County, Alabama, of that certain mortgage executed by Chang Huia Cho to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for America's Wholesale Lender, recorded in Inst. No. 2001-54465; transferred to Green Tree Servicing, LLC recorded in Inst. No. 20140227000053830, under and in accordance with the laws of the State of Alabama or the United States of America.


\$91,100.00 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 Grantees 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

22<sup>nd</sup> day of September 2014.

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


By:   
**MCFADDEN, LYON & ROUSE, L.L.C.**  
As its Attorney-in-Fact

By:   
**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 22<sup>nd</sup> day of September 2014.

  
Notary Public, State of Alabama at Large  
My Commission Expires: 9-1-2015 {SEAL}

The Grantee's address is:

\_\_\_\_\_  
\_\_\_\_\_

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

Grantor's Name Fannie Mae  
Mailing Address 14221 Dallas Pkwy  
Suite 1000  
Dallas TX 75254

Grantee's Name Ryan A. Crowley  
Mailing Address 117 Coates Branch Dr  
Pelham AL 35124

Property Address 117 Coates Branch Dr  
Pelham AL  
35124

Date of Sale 9-29-14  
Total Purchase Price \$ 94,000  
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 9/29/14

Print Heather Nelson

☐ Unattested

(verified by)

Sign

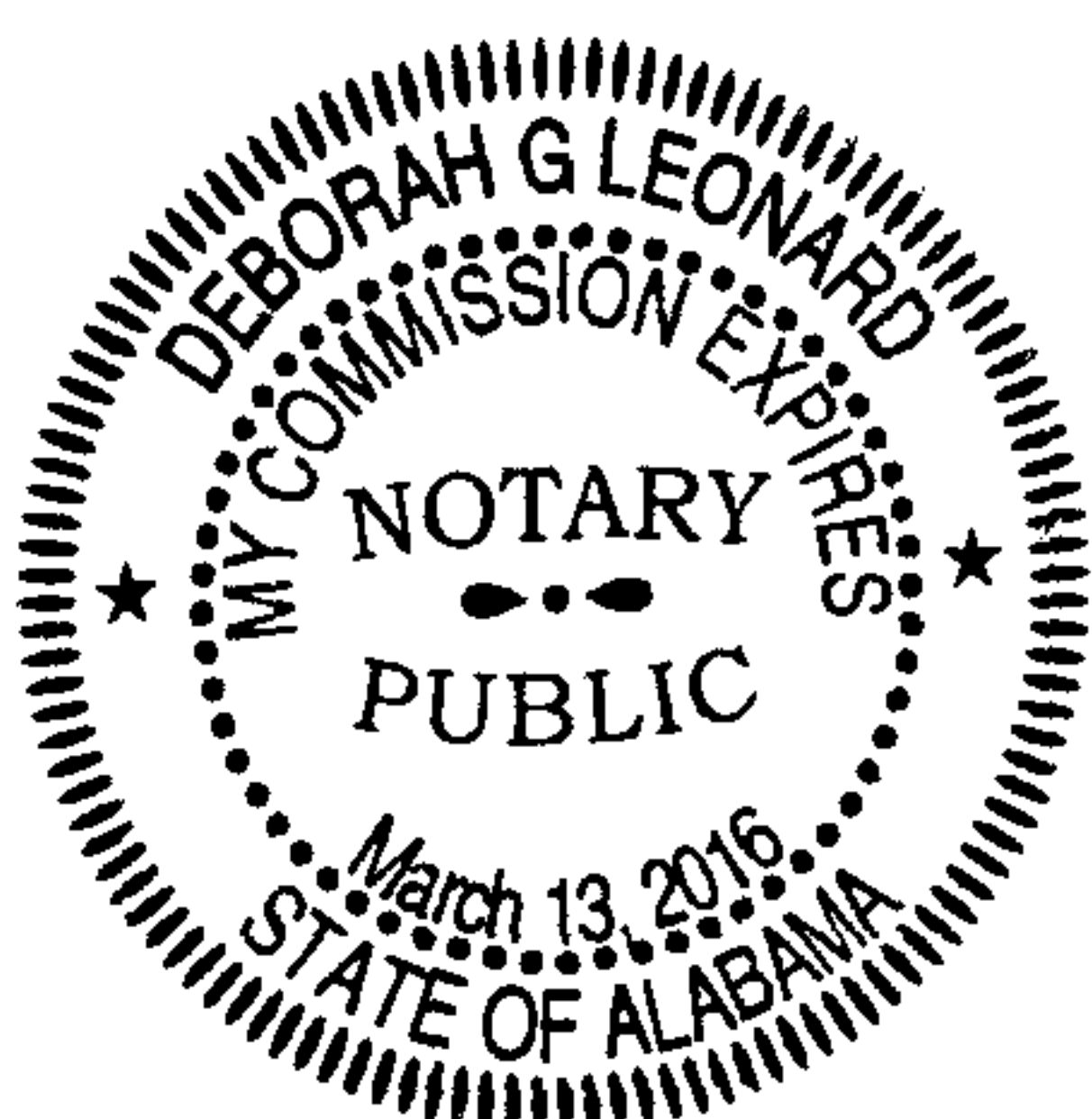
[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 29<sup>th</sup> DAY OF September 2014.

[Signature]  
Notary Public



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