


STATE OF ALABAMA }
COUNTY OF SHELBY }


20141112000355660 1/4 \$113.00
Shelby Cnty Judge of Probate, AL
11/12/2014 11:06:28 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 Ninety Thousand and no/100 (\$90,000.00) Dollars hereby acknowledged to have been paid to the said Grantor by Conrex Residential Property Group 2013-1 LLC 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 320, according to the Survey of Final Plat of Waterford Village Sector 5, Phase 1, as recorded in Map Book 36, Page 16, in the Probate Office of Shelby County, Alabama.

This property is also known as: 1219 Village Trail, Calera, Alabama 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 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 Grantee, in fee simple, and to its successors and assigns, 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 Shelby County, Alabama, Probate Court Records.
2. Ad valorem taxes for the year 2015 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.
4. 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 Instrument No. 1995-1640 and Real 345, Page 744 in the Probate Office of Shelby County, Alabama.
5. Such state of facts as shown on plat of Final Plat of Waterford Village Sector 5, Phase 1, as recorded in plat Book 36, Page 16, in the Probate Office of Shelby County, Alabama.
6. Subject to covenants, conditions and restrictions (deleting therefrom, and restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument No. 2005-5912, and any amendments thereto, in the Probate Office of Shelby County, Alabama.
7. Right of way to Alabama Power Company as recorded in Instrument No. 2005-56363, Instrument No. 2005-56420, Volume 2877, Page 403, Volume 4156, Page 394 and Volume 4220, Page 9, in the Probate Office of Shelby County, Alabama.

Shelby County, AL 11/12/2014
State of Alabama
Deed Tax: \$90.00

8. Right of Way to Alabama Power Company and Southern Bell Telephone & Telegraph Company as recorded in Real 2003, Page 867, in the Probate Office of Shelby County, Alabama.
9. Right of way to Shelby County as recorded in Deed Book 240, Page 36, in the Probate Office of Shelby County, Alabama.
10. Grant to State of Alabama for Railroad as recorded in Real 278, Page 5, in the Probate Office of Shelby County, Alabama.
11. Terms and conditions as recorded in Instrument No. 1995-1640, in the Probate Office of Shelby County, Alabama.
12. Release of damages as recorded in Instrument No. 1995-1640 and Real 345, Page 744, in the Probate Office of Shelby County, Alabama.
13. Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$108,000.00 for a period of 3 month(s) 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 \$108,000.00 for a period of 3 month(s) from the date of the recording of this 1 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 5 day of Nov, 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

STATE OF ALABAMA }
COUNTY OF MOBILE }

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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 5th day of Nov, 2014.



[Signature]
Notary Public, State of Alabama at Large
My Commission Expires: 5-17-16 {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
Dallas TX
75254

Grantee's Name Conrex Residential
Mailing Address Property Group
5 Cordes St
Charleston SC 29401

Property Address 1219 Village Trail
Calera AL
35040

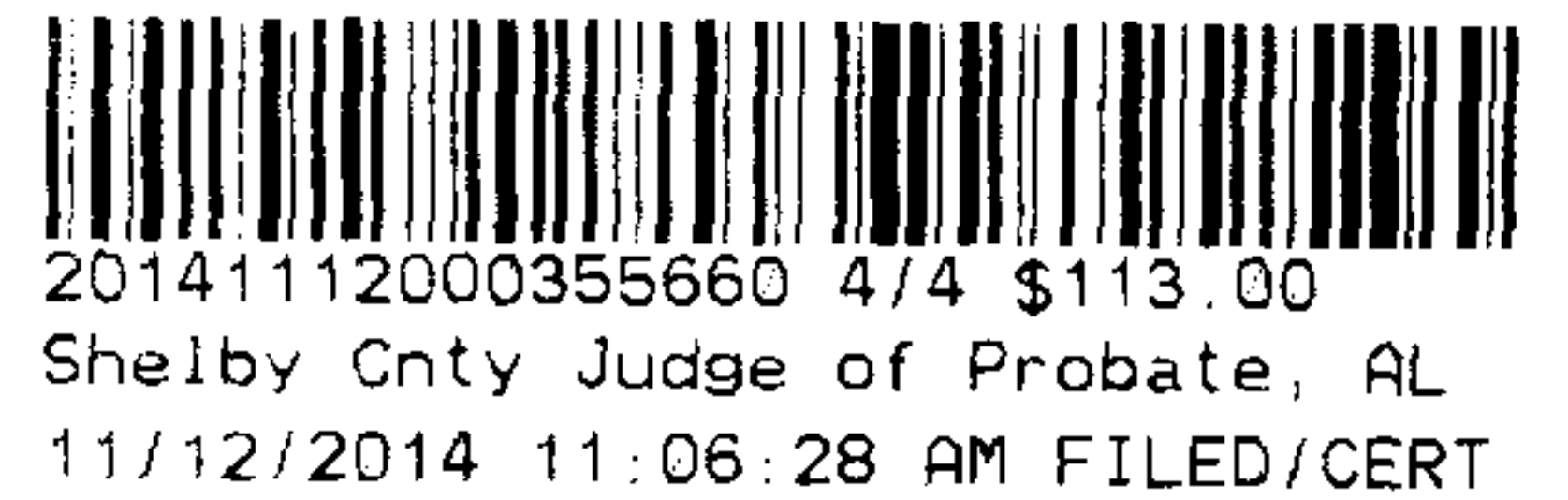
Date of Sale 11/7/14
Total Purchase Price \$ 90000.00

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 _____

Print April Smith

Unattested _____

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one