

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 **One Hundred Twenty Two Thousand Five Hundred and 00/100 Dollars (\$122,500.00)** 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 9, Block 4, according to the Survey of Mission Hills, Second Sector as recorded in Map Book 6, Page 114, in the Probate Office of Shelby County, Alabama.

This property is also known as: 147 Mission Drive, Alabaster, AL. 35007

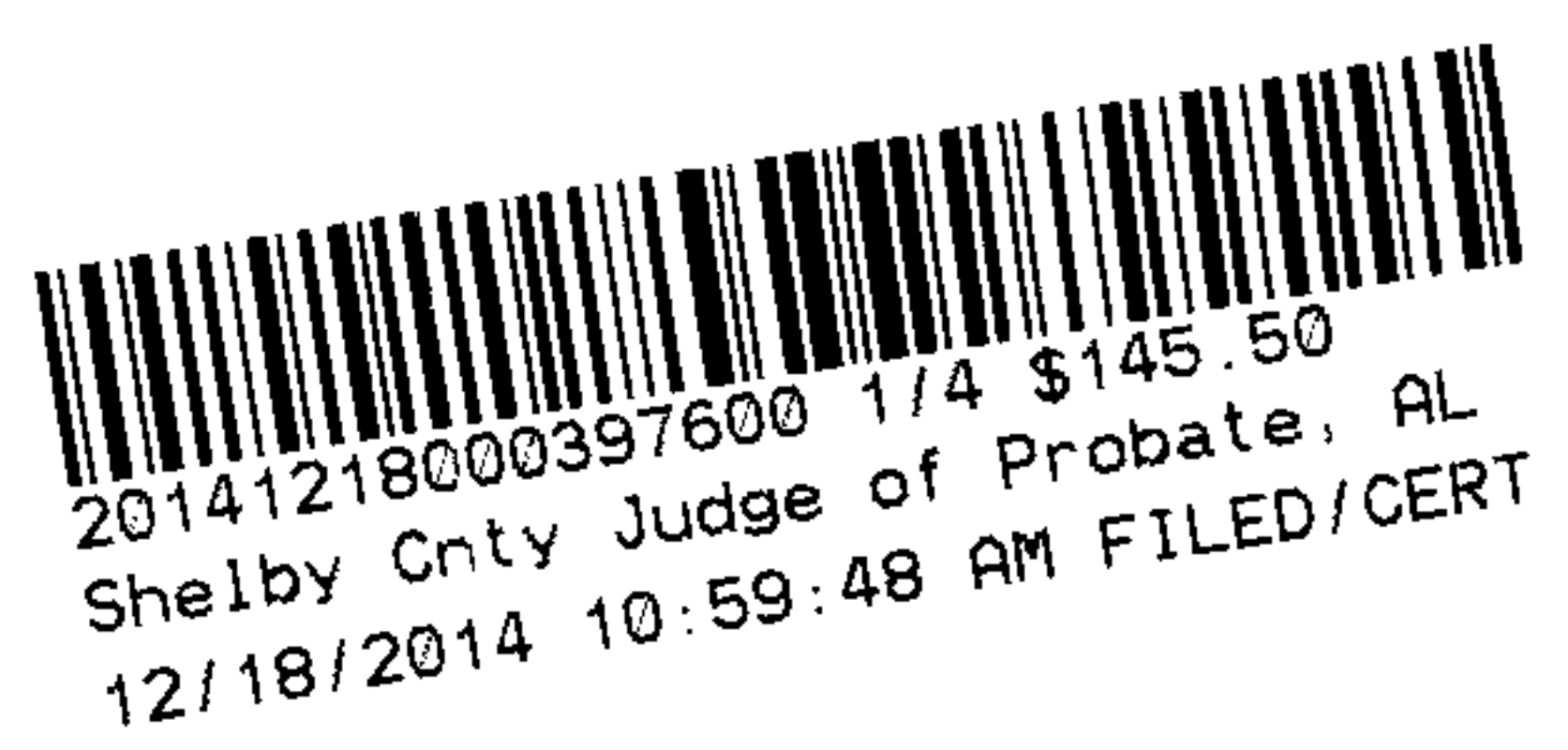
EXCEPTING THEREFROM such oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith, as have previously been reserved by or conveyed to others; it being the intention of the Grantor to convey to Grantee only the interest Grantor owns therein, if any.

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, 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 said 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. Such state of facts as shown on subdivision plat recorded in Plat Book 6, Page 114.
5. 35' building line on the front of subject property as shown on recorded Map Book 6, Page 114.

Shelby County, AL 12/18/2014
State of Alabama
Deed Tax:\$122.50



6. 7.5' easement on the rear and SE side of subject lot as shown on recorded Map Book 6, Page 114.
7. Subject to covenants, conditions and restrictions (deleting therefrom, any restrictions indicating preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the documentation recorded in Book 11, Page 134 in the Probate Office of Shelby County, Alabama.
8. Transmission Line Permits to Alabama Power Company as recorded in Deed Book 101, Page 76 and Deed Book 121, Page 188.
9. 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 4, 2013 and recorded on January 27, 2014 in instrument 20140127000025120, 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.
10. GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$147,000.00 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 PRINCIPLE AMOUNT OF GREATER THAN \$147,000.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO THE GRANTEE.
THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

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.

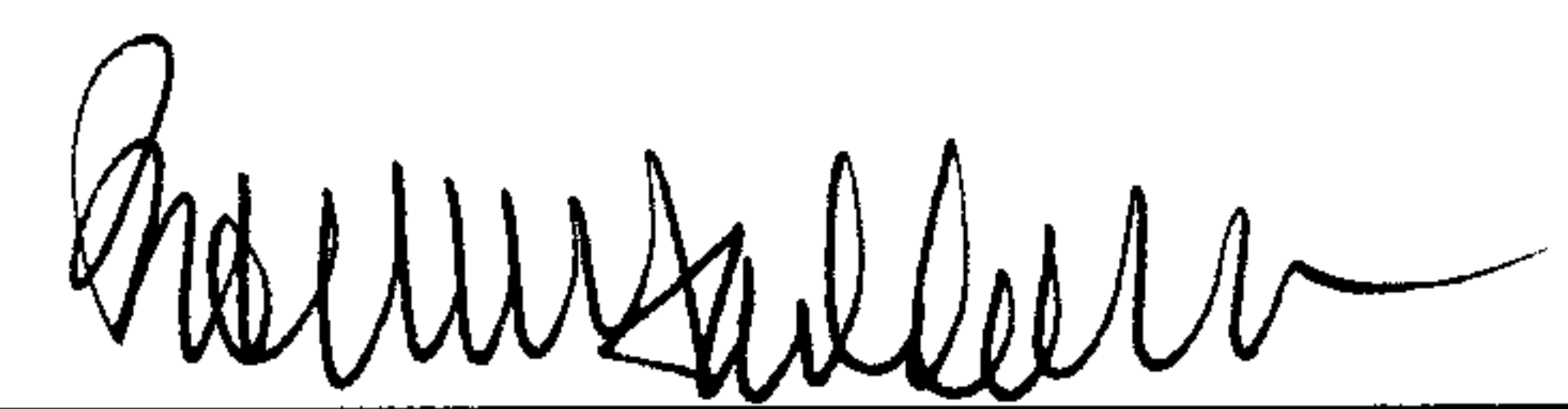
IN WITNESS WHEREOF, the Grantor has caused these presents to be executed on this the

___ day of _____, 2014.

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

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

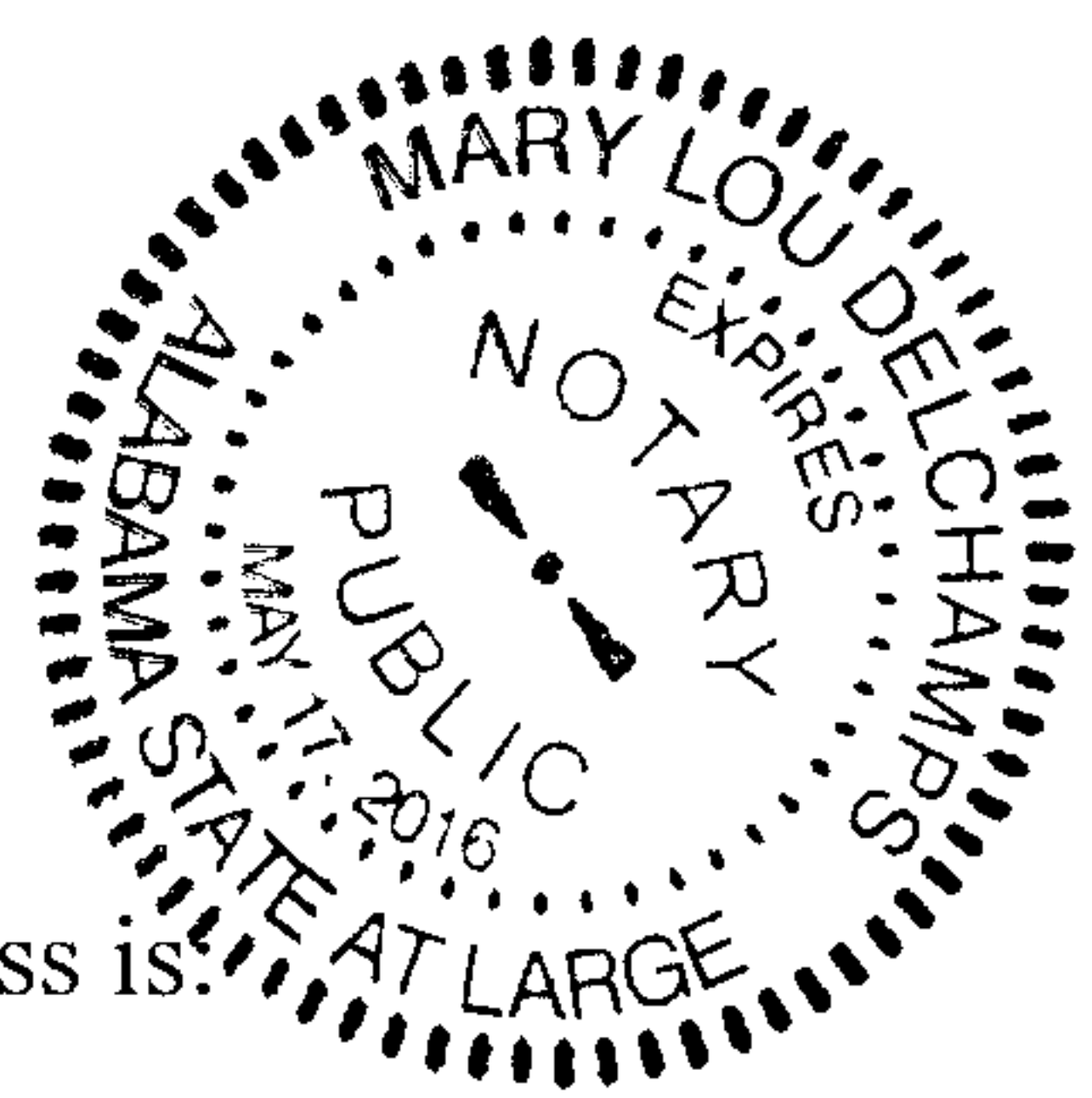

20141218000397600 2/4 \$145.50
Shelby Cnty Judge of Probate, AL
12/18/2014 10:59:48 AM FILED/CERT

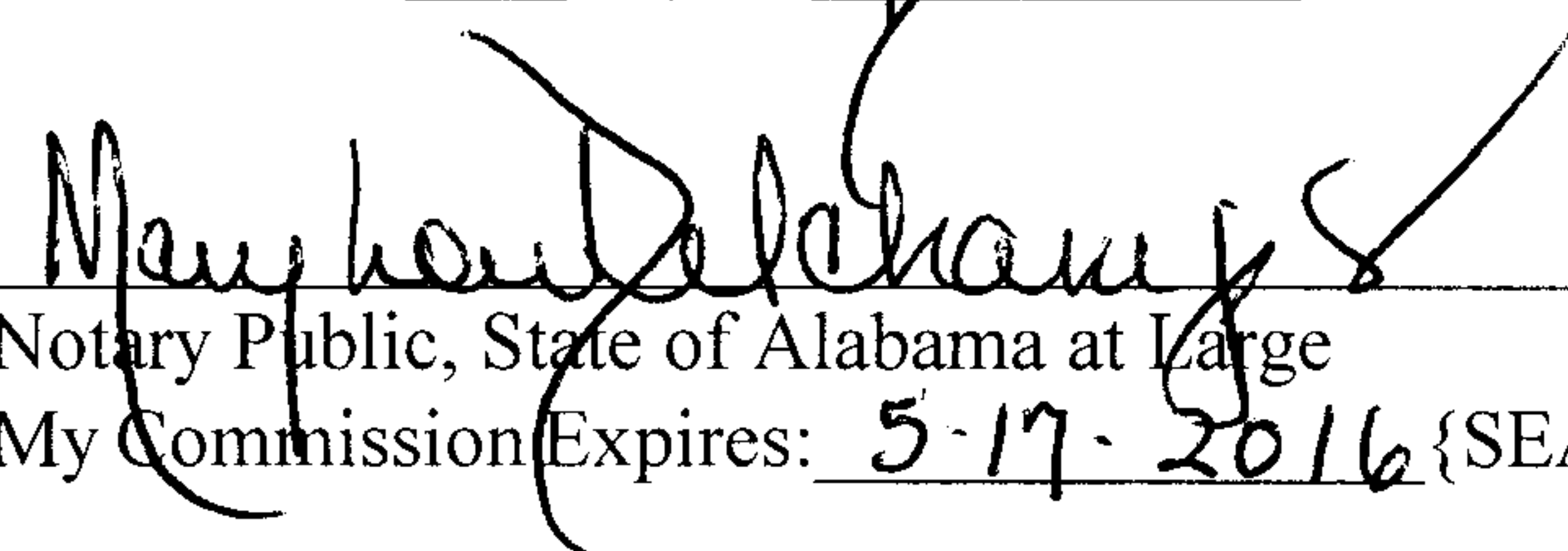
By: 
Beth McFadden Rouse
Its' Member

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 5th day of December 2014.



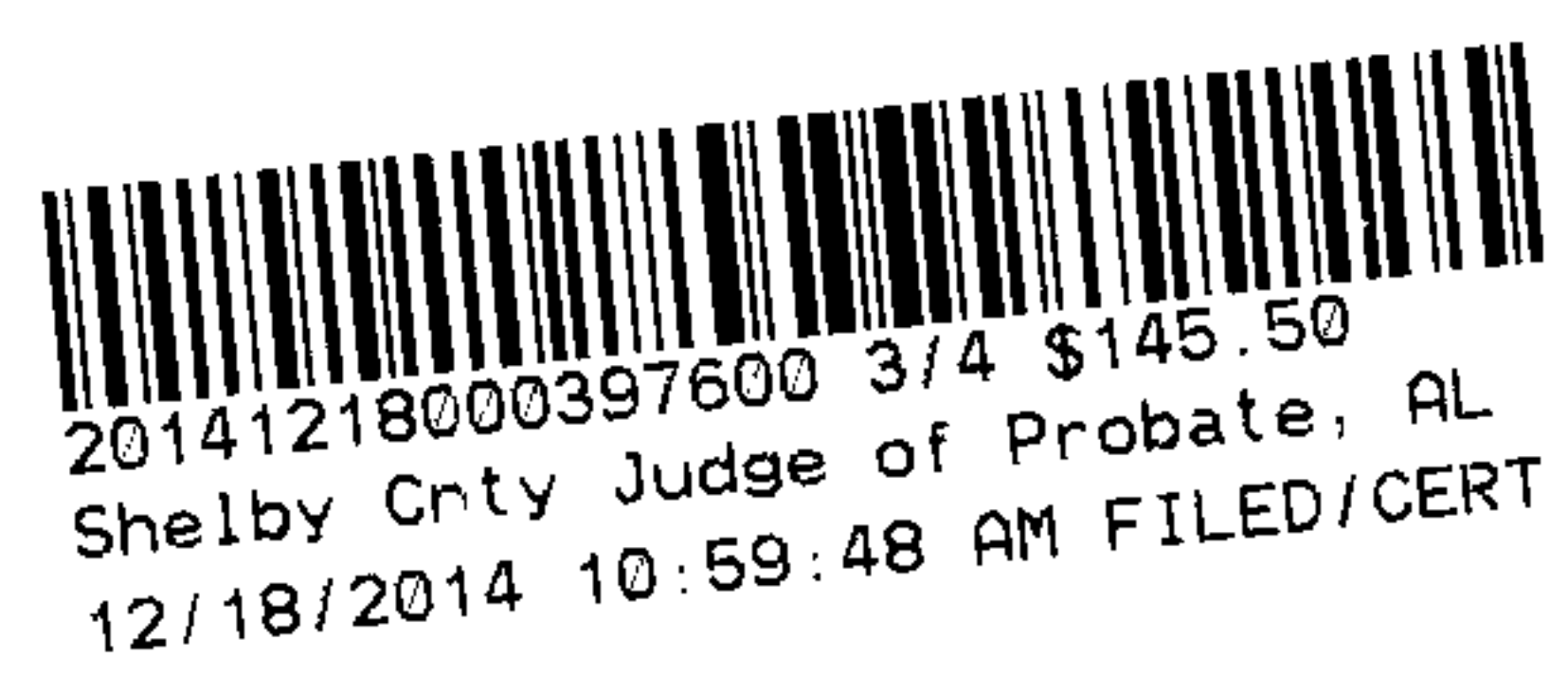

Notary Public, State of Alabama at Large
My Commission Expires: 5-17-2016 {SEAL}

The Grantee's address is:
3 Cordes St
Charleston SC 29401

The Grantor's address is:

PO BOX 650043
Dallas, TX 75265-0043

This instrument was prepared by:
Beth McFadden Rouse
718 Downtowner Boulevard
Mobile, AL 36609
251-342-9172



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 Hwy
Dallas TX
75254

Grantee's Name Conroy Residential
Mailing Address Property Group
3 Cordes St
Charleston SC 29401

Property Address 147 Mission Dr
Alabaster AL
35007

Date of Sale 12/15/14
Total Purchase Price \$ 122,500.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



20141218000397600 4/4 \$145.50
Shelby Cnty Judge of Probate, AL
12/18/2014 10:59:48 AM FILED/CERT

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

Form RT-1