


STATE OF ALABAMA
COUNTY OF SHELBY


20150302000062780 1/4 \$26.50
Shelby Cnty Judge of Probate, AL
03/02/2015 10:43:10 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 **ONE HUNDRED SIXTY FIVE THOUSAND NINE HUNDRED and no/100 Dollars (\$165,900.00)** hereby acknowledged to have been paid to the said Grantor by **VANCE SMITH and MAEGAN SMITH**, 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:

Lots 43A and 43B, According to the resurvey of lots 12, 13, 14, 15, 16, 28, 29, 32, 43, 53, 54, 55, 56, 57, 58, 59, 60, 79, 80, 81, 82 and 83 of Old Cahaba II-B, as recorded in Map Book 30, Page 124, in the Judge of Probate Office of Shelby County, Alabama.

Mortgage Amount: \$162,894.00

This property is also known as: 421 Old Cahaba Way, Helena, AL 35080

Source of Title: Deed recorded in Instrument # 2013073000030950.

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 2015 and thereafter.

Shelby County, AL 03/02/2015
State of Alabama
Deed Tax: \$3.50

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 30, Page 124.
5. 20' building line front as shown on recorded Map Book 30, Page 124.
6. 10' easement NW and all of 43B as shown on recorded Map Book 30, Page 124.
7. 20-foot minimum building setback line from Old Cahaba Place; 10-foot easement along rear of said lot and a 100-foot year flood lines along rear of said lot as shown on recorded map of said subdivision.
8. Right of way to Shelby County as recorded in Volume 155, Page 331, Volume 155, Page 425 and Lis Pendens Book 2, Page 165.
9. Right of way granted to Alabama Power Company by instrument recorded in Volume 427, Page 853, Volume 131, Page 447 and Volume 139, Page 238.
10. Reservation of mineral and mining rights in the instrument recorded in Volume 61, Page 164, together with the appurtenant rights to use the surface. The Company makes no representation as to the present ownership of this interest.
11. Covenants and agreements relation relating to roadway easement as recorded in Volume 133, Page 277.
12. Timber deed recorded in Instrument # 1997-28869.
13. Right of way to Bellsouth Mobility as recorded in Instrument # 1998-26454.
14. 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 # 2002-36953.

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


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

18th day of February, 2015.

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

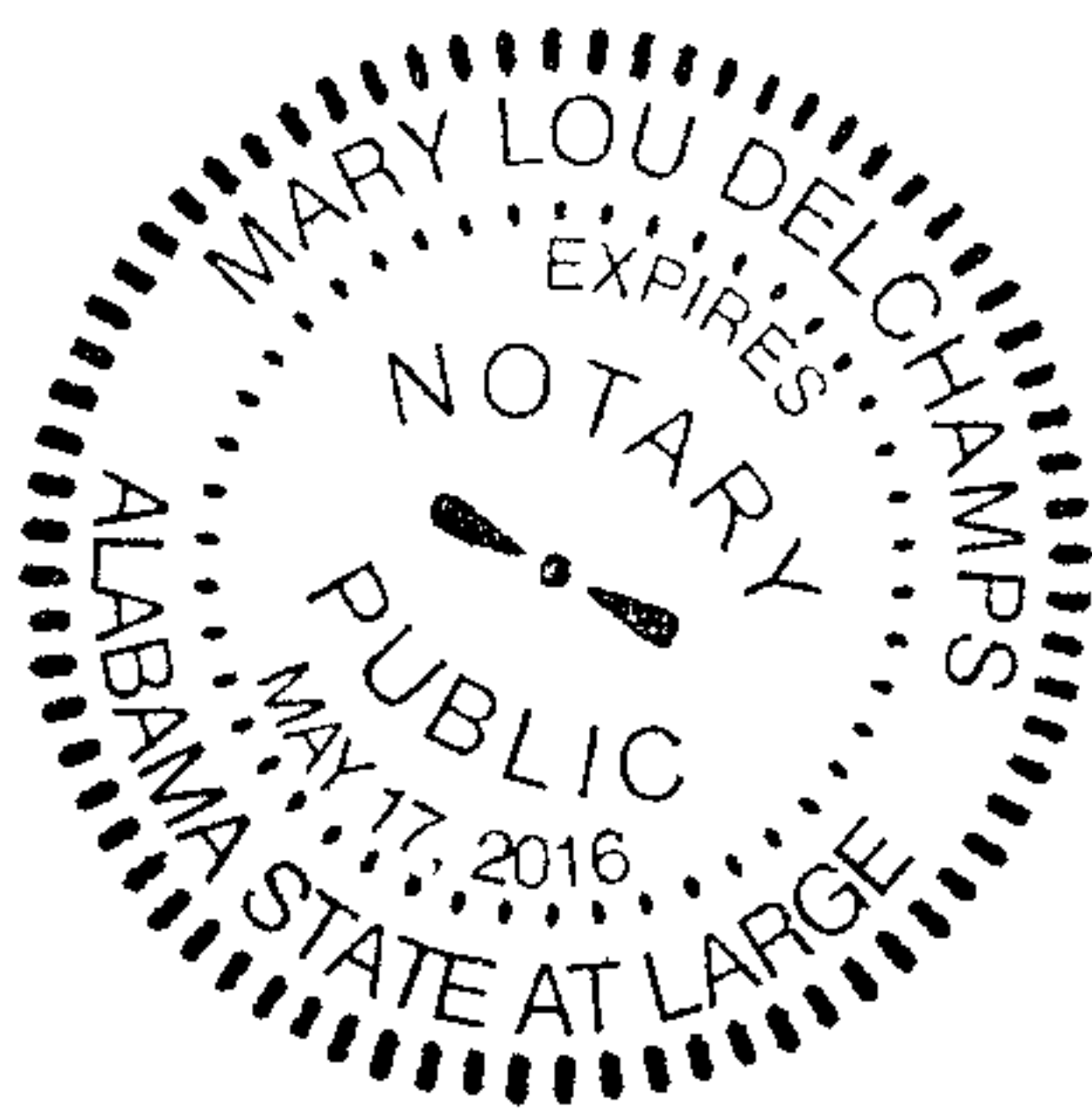
By: 
MCFADDEN, LYON & ROUSE, L.L.C.
As its Attorney-in-Fact

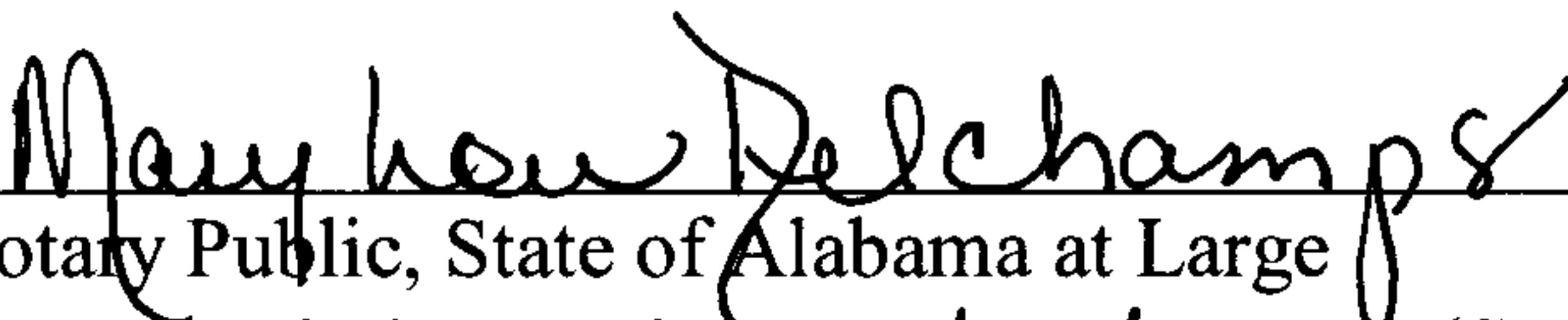
By: 
William S. McFadden
Its: Member

STATE OF ALABAMA }
COUNTY OF MOBILE }

I, the undersigned Notary Public in and for said State and County, hereby certify that **William S. McFadden**, 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 18th day of Febr., 2015.




Notary Public, State of Alabama at Large
My Commission Expires: 5/17/16 {SEAL}

The Grantee's address is:

421 Old Cahaba Way

Helena, AL 35080

The Grantor's address is:

FANNIE MAE

P. O. BOX 650043

Dallas, TX 75265-0043

This instrument was prepared by:

William S. McFadden

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 AKA and FEDERAL
NATIONAL MORTGAGE
ASSOCIATION and REO ASSET
#A1313TG**

Grantee's Name **VANCE SMITH and MEAEAGAN
SMITH**

Mailing Address **14221 DALLAS PARKWAY, SUITE
1000
DALLAS, TX 75254**

Mailing Address **421 OLD CAHABA WAY
HELENA, AL 35080**

Property Address **421 OLD CAHABA WAY
HELENA, AL 35080**

Date of Sale **February 20, 2015**

Total Purchase Price **\$165,900.00**

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


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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 **February 20, 2015**

Print **Malcolm S. McLeod**

Unattested


(verified by)

(Grantor/Grantee/Owner/Agent) circle one

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