
20150611000195940 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
06/11/2015 02:09:41 PM FILED/CERT

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 Seventy Eight Thousand and 00/100 Dollars (\$178,000.00) hereby acknowledged to have been paid to the said Grantor by KEVIN ARROWOOD AND JENNIFER ASHLEY ARROWOOD, 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:

A parcel of land situated in the NE ¼ of the SW ¼ of Section 16, Township 19 South, Range 1 West of the Huntsville Principal Meridian, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of the NE ¼ of the SW ¼ of Section 16, Township 19 South, Range 1 West; thence run East along the North line of said ¼-¼ section a distance of 311.15 feet to the centerline of the old Dunnivant Dirt Road; thence turn an angle of 129 degrees 52 minutes to the right and run along the centerline of said dirt road a distance of 54.43 feet to the point of beginning; thence continue in the same direction along the centerline of said dirt road a distance of 69.80 feet; thence turn an angle of 10 degrees 40 minutes to the left and continue along the old Dunnivant Dirt Road a distance of 86.50 feet; thence turn an angle of 69 degrees 13 minutes 39 seconds to the left and run a distance of 260.96 feet to a point on the Northeast right-of-way line of Shelby County Highway No. 41; thence run an angle of 97 degrees 25 minutes 41 seconds to the left to the Tangent of a right-of-way curve, and run along said right-of-way curve (whose Delta Angle is 2 degrees 42 minutes 10 seconds to the left, radius is 3041.50 feet; Tangent is 71.74 feet; length of Arc is 143.47 feet) to the P.C. of said curve; thence continue along said right-of-way a distance of 148.53 feet; thence turn an angle of 93 degrees 30 minutes to the left and run a distance of 36.88 feet; thence turn an angle of 13 degrees 41 minutes to the left and run a distance of 103.72 feet; thence turn an angle of 5 degrees 23 minutes 42 seconds to the left and run a distance of 151.96 feet to the point of beginning.

This property is also known as: 21 Clover Drive, Birmingham, AL 35242

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.

THE PROCEEDS OF THIS LOAN HAVE BEEN APPLIED ON THE PURCHASE PRICE OF THE HEREIN DESCRIBED PROPERTY.

Shelby County, AL 06/11/2015
State of Alabama
Deed Tax: \$9.00

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:

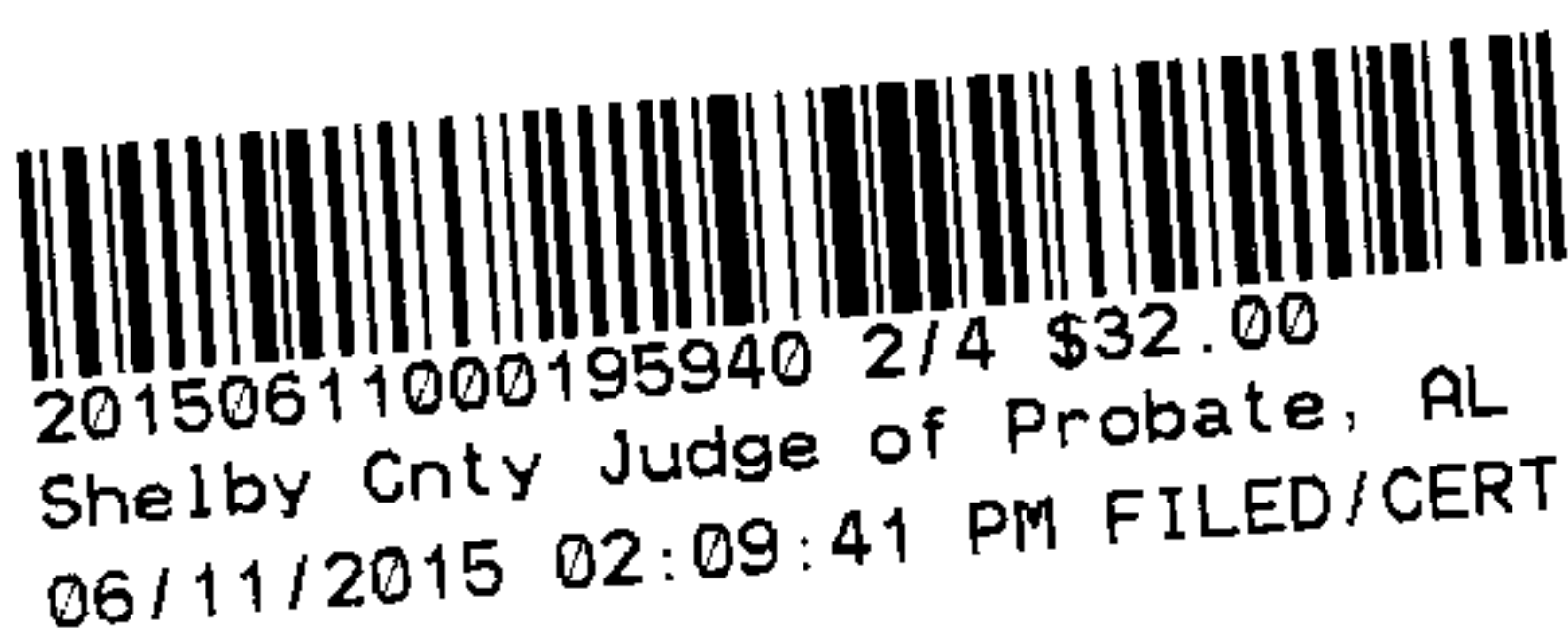
1. Notes and restrictions as shown on recorded plat of subdivision, restrictive covenants, easements, building setback lines, rights of way, prior mineral reservations, if any, applicable to said property of record in the said Probate Court Records.
2. Ad valorem taxes for the year 2015 and thereafter.
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. Restrictions appearing of record in Volume 308, Page 353.

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

7th day of May, 2015.



FANNIE MAE, aka FEDERAL NATIONAL MORTGAGE ASSOCIATION,

By: M. Fadden Rouse, L.L.C.
MCFADDEN, LYON & ROUSE, L.L.C.

As its Attorney-in-Fact

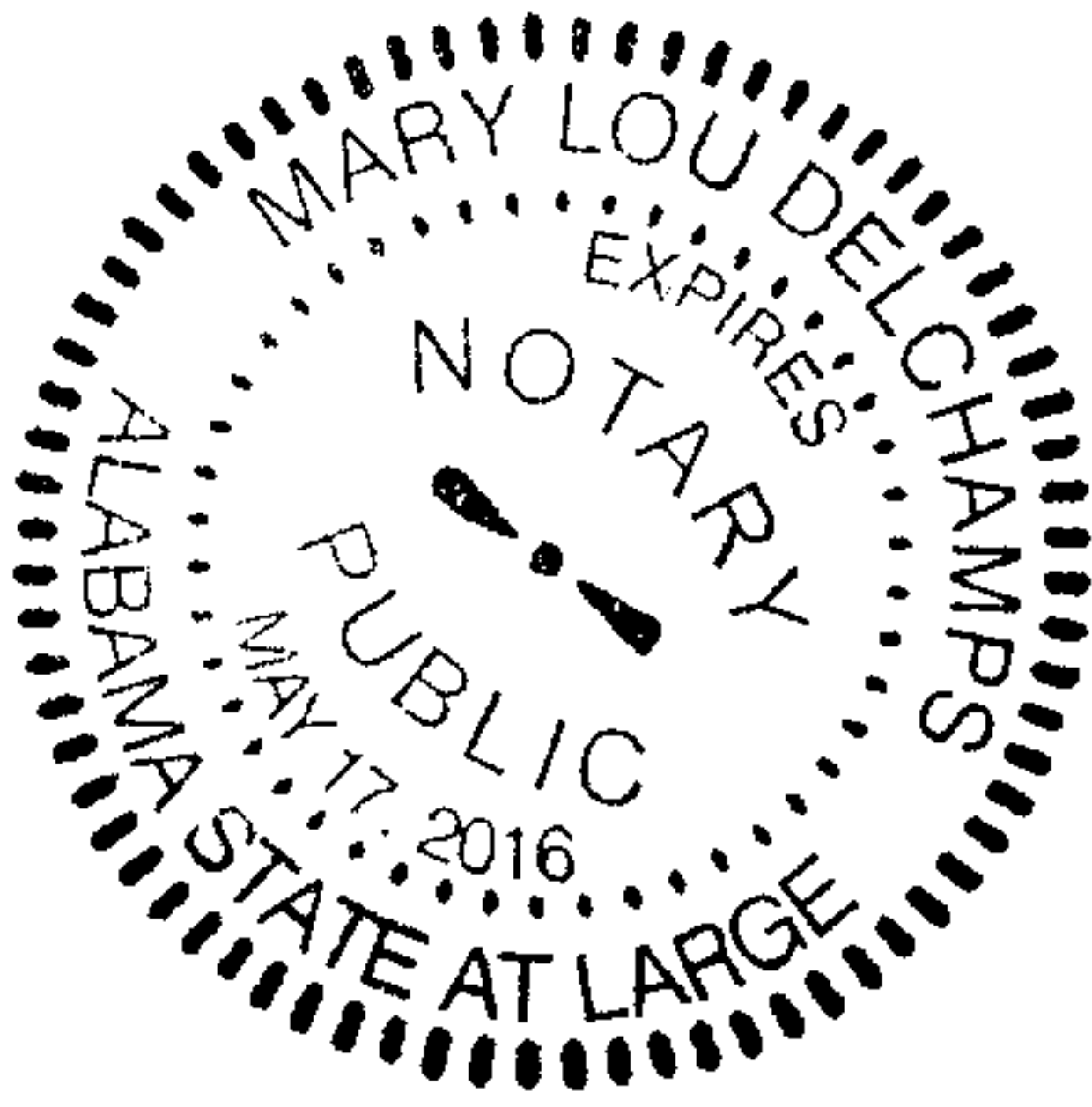
By: Beth McFadden Rouse
Beth McFadden Rouse
Its Member

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, she, in her 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 7th day of May, 2015.



Mary Lou Delchamps
Notary Public, State of Alabama at Large
My Commission Expires: 5-17-2016 (SEAL)

The Grantees' address is:


21 Clover Drive
Birmingham AL 35242

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 75243

Grantee's Name Kevin Arrowood
Mailing Address 21 Clover Dr
Bhm AL 35242

Property Address 21 Clover Drive
Bhm AL 35242

Date of Sale 5-8-15
Total Purchase Price \$ 178,000

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 5-8-15

Print Heather Nelson

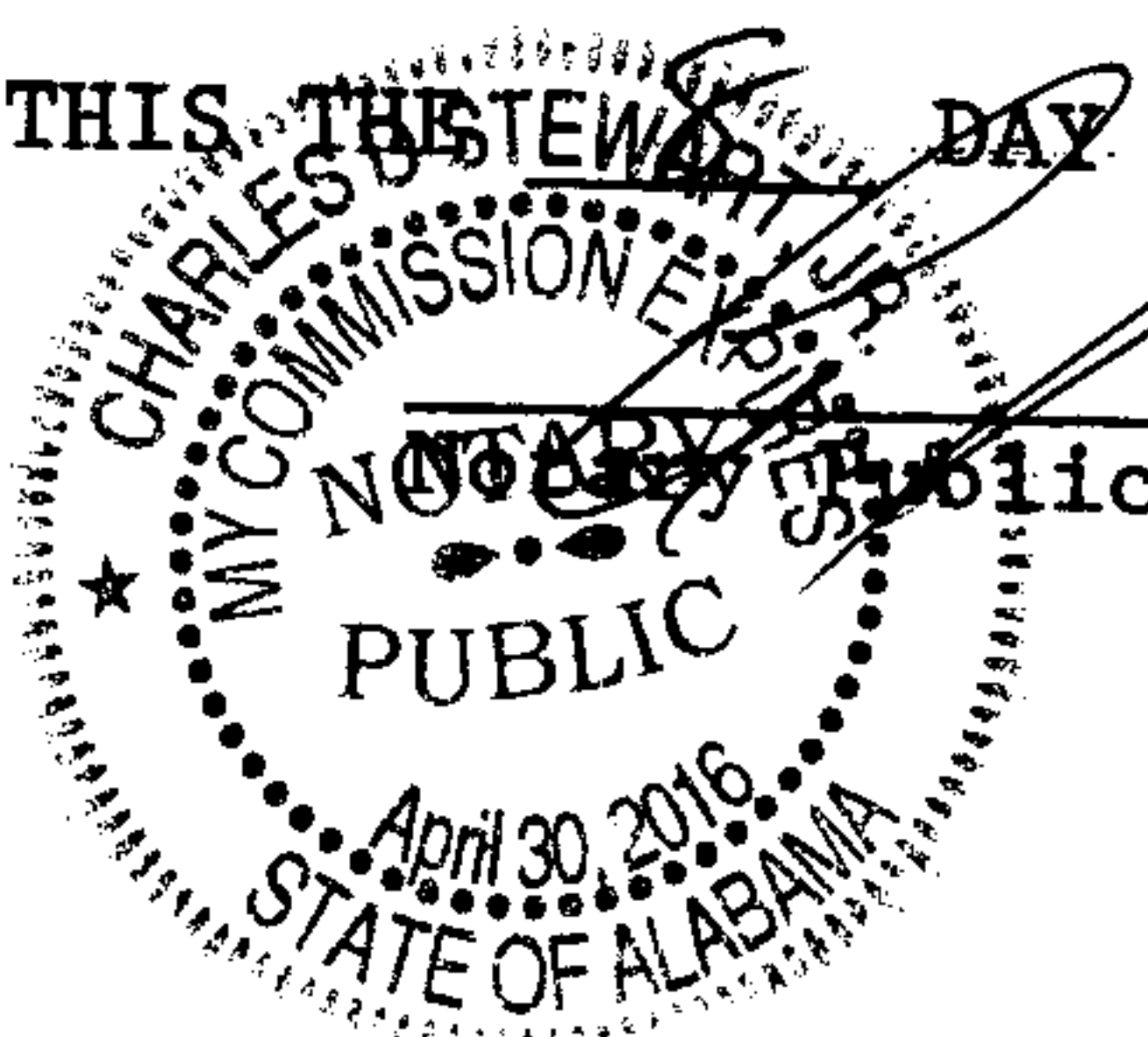
☐ Unattested

(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

SWORN TO AND SUBSCRIBED BEFORE ME THIS 8th DAY OF May, 2015.



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