

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Paula Hughes

5508 Lakes Edge Dr
Birmingham AL 35242

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Three Hundred Nineteen Thousand Three Hundred And 00/100 (\$319,300.00) to the undersigned, Fannie Mae aka Federal National Mortgage Association, by and through Sirote & Permutt, P.C., as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Paula Hughes, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 27, according the Amended Final Record Plat of Greystone Farms Lake's Edge Sector, as recorded in Map Book 21, Page 79, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
3. Building setback lines as set out in restrictions set out in Inst. #1995-16401, and 1st Amendment recorded in Inst. #1995-1432 and 2nd Amendment recorded as Inst. #1996-21440 and 3rd Amendment recorded in Inst. No. 1997-2587; 4th Amendment recorded in Inst. #1998-10062; and in Map Book 20 page 106 and Map Book 21 page 79;
4. Declarations, Covenants and Restrictions as to Greystone Farms as set out in Inst. #1995-16401, and 1st Amendment recorded in Inst. #1995-1432, 2nd Amendment recorded as Inst. #1996-21440 and 3rd Amendment recorded in Inst. #1997-2587 and 4th Amendment recorded in Inst. #1998-10062.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating hereto, including rights set out in Deed Book 121 page 294 and Deed Book 60 page 260 in Probate Office.
6. Restrictions, limitations and conditions as set out in Map Book 21 page 79 and Map Book 20 page 106.

7. Easement(s) to Bellsouth Communications as shown by instrument recorded as Instrument #1995-7422.
8. Amended and Restated restrictive covenants including building setback lines and specific provisions for dense buffer long Hugh Daniel Drive, all as set out in instrument recorded in Real 265 Page 96 in Probate Office, and which said building setback lines and dense buffer are shown on survey of Paragon Engineering, Inc. dated 7/14/94.
9. Shelby Cable Agreement recorded in Real 350 page 545.
10. Covenants and agreement for water service s set out in an Agreement recorded in Real Book 235 page 574 as modified by Agreement recorded as Instrument # 1992-20786, as further modified by Agreement recorded as Instrument 1993-20840.
11. Right of way from Daniel Oak Mountain Limited to Shelby County recorded on July 13, 1994, as Instrument No. 1994-21963.
12. Development Agreement between Daniel Oak Mountain Limited Partnership, Greystone Residential Association, Inc., Grey stone Ridge, Inc. and United States Fidelity and Guaranty Company as Instrument No. 1994- 22318 and 1st Amendment recorded in Inst. #1996-0530.
13. Greystone Farms Reciprocal Easement Agreement as set out as Instrument #1995-16400.
14. Greystone Farms Community Center Property Declaration of Covenants, Conditions and Restrictions recorded as Instrument #1995-16403, in the Probate Office of Shelby County, Alabama.
15. Easements, rights of ways, covenants, conditions, restrictions, reservations and limitations affecting the land.
16. Restrictions as shown on recorded plat. 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 recorded in Instrument No. 20140620000187720, in the Probate Office of Shelby County, Alabama.

\$ 303,335.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

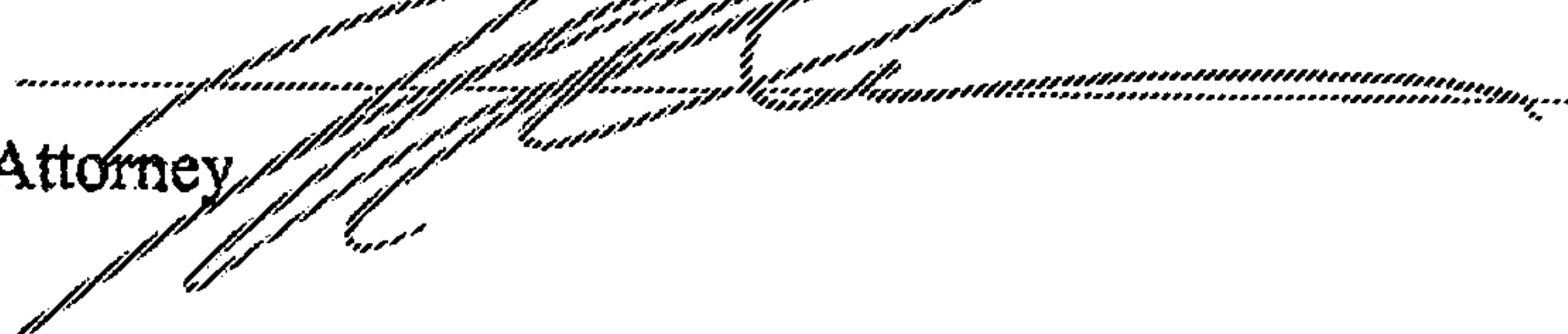
TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.



20150616000202130 2/4 \$39.00
Shelby Cnty Judge of Probate, AL
06/16/2015 03:19:16 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 10th day of June, 2015.

Fannie Mae aka Federal National Mortgage Association
By and through Sirote & Permutt, P.C., as Attorney in Fact

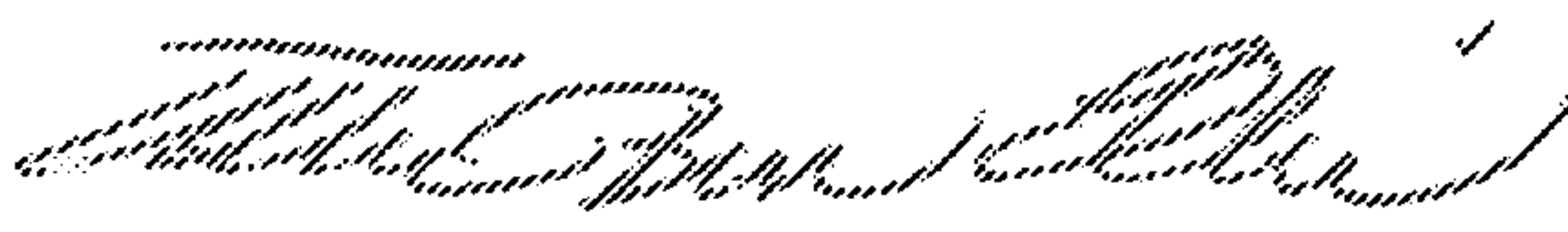
By: 
Its Attorney

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeff G. Underwood, whose name as Attorney of Sirote & Permutt, P.C., as Attorney in Fact for Fannie Mae aka Federal National Mortgage Association, 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 the conveyance, he, as such attorney and with full authority, executed the same voluntarily for and as the act of said association, acting in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 10th day of June, 2015.



NOTARY PUBLIC
My Commission Expires:
AFFIX SEAL

2014-001337

MY COMMISSION EXPIRES 03/07/2017

A140TPG

Seller's Address:
Fannie Mae
PO Box 650043
Dallas, TX 75265-0043


20150616000202130 3/4 \$39.00
Shelby Cnty Judge of Probate, AL
06/16/2015 03:19:16 PM FILED/CERT

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 P.O. Box 650043
Dallas TX 75265

Grantee's Name Paula Hughes
 Mailing Address 5508 Lakes Edge Dr
Birmingham AL 35242

Property Address 5508 Lakes Edge Dr
Birmingham AL 35242

Date of Sale 6-12-15
 Total Purchase Price \$ 319,300

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 6-12-15

Print Heather Nelson

☐ Unattested

Sign Heather Nelson

(verified by)

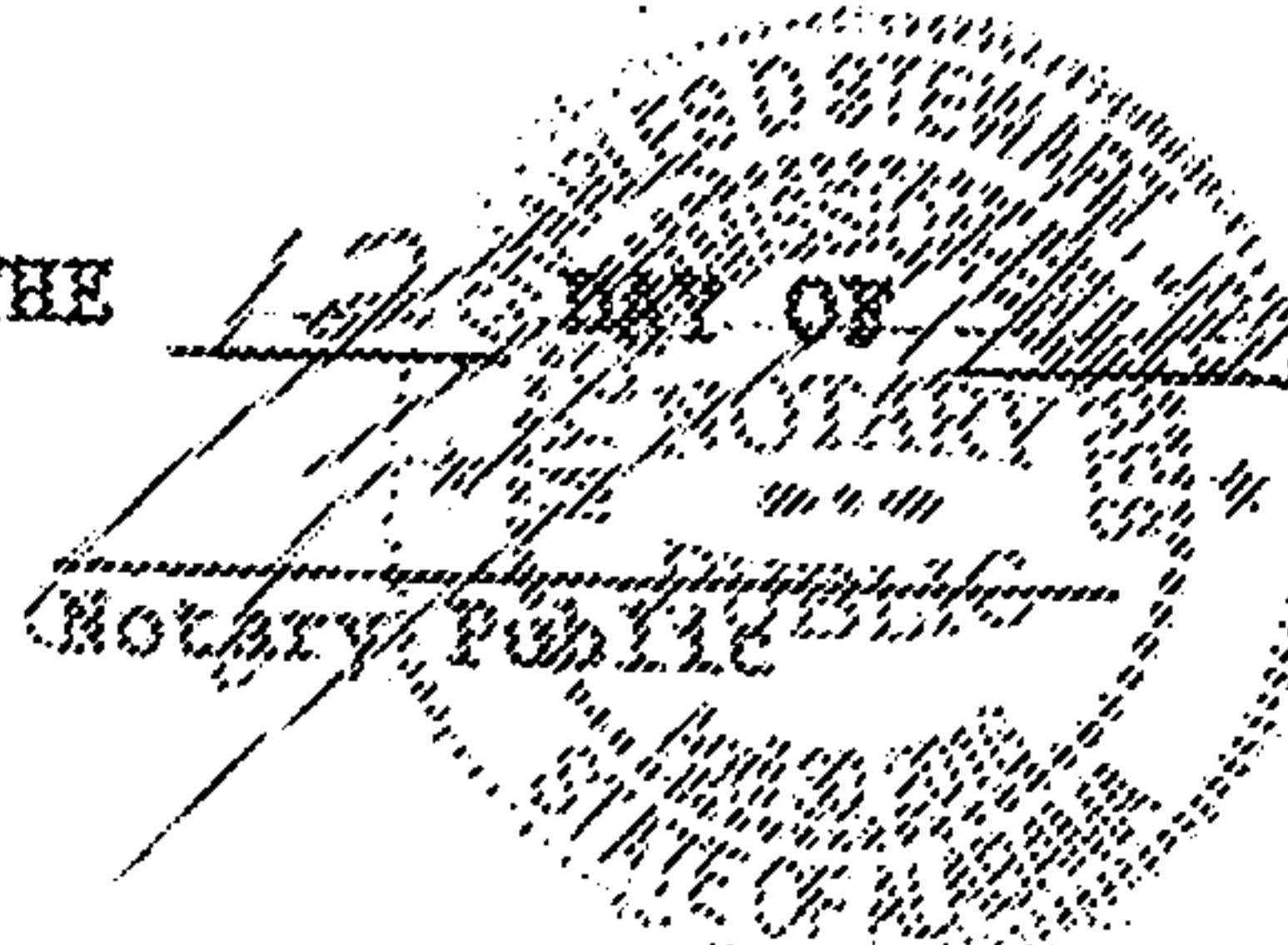
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

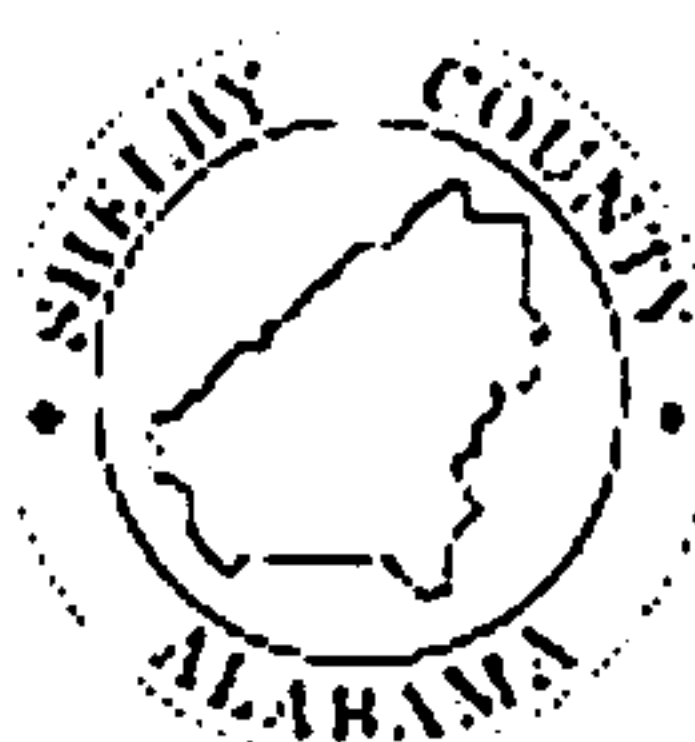
SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 12th DAY OF JUNE, 2015.



20150616000202130 4/4 \$39.00
 Shelby Cnty Judge of Probate, AL
 06/16/2015 03:19:16 PM FILED/CERT



Shelby County, AL 06/16/2015
 State of Alabama
 Deed Tax: \$16.00



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 06/16/2015 03:19:16 PM
 \$39.00 DEBBIE
 20150616000202130

Heather Nelson