

Send tax notice to:
Arturo Diaz
107 Hayesbury Court
Pelham, AL 35124

STATE OF ALABAMA
COUNTY OF SHELBY

20150622000207220
06/22/2015 08:25:43 AM
DEEDS 1/4

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 Forty Four Thousand Nine Hundred and 00/100s (\$44,900.00) Dollars hereby acknowledged to have been paid to the said Grantor by **Arturo Diaz**, 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 71, according to the Survey of Hayesbury, Phase 1, according to the Plat thereof recorded in Map Book 28, Page 89, in the Probate Office of Shelby County, Alabama.

This property is also known as: 107 Hayesbury Ct., Pellham, AL 35124.

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.
\$44,900.00 consideration paid in cash.

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 her heirs 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. 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. 2001-27838 and amended in Instrument No. 2001-48731, in the Probate Office of Shelby County, Alabama.

5. Right of way granted to Shelby County as set forth in Deed Book 135, Page 365 and Deed Book 135, Page 366, in the Office of the Judge of Probate of Shelby County, Alabama.
6. Easement to Pelham as recorded in Real Book 111, Page 687 and Real Book 275, Page 590, in the Probate Office of Shelby County, Alabama.
7. Easement to Alabama Power Company as recorded in Instrument No. 2002-18706, in the Probate Office of Shelby County, Alabama.
8. Permit to Alabama Power Company as recorded in Deed Book 101, Page 550.
9. Articles of Incorporation of Hayesbury Townhomes Association as recorded in Instrument No. 2001-27839
10. Deed for Common Area to Hayesbury Townhomes Association as recorded in Instrument No. 2001-48732.

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 17th day of June, 2015.

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

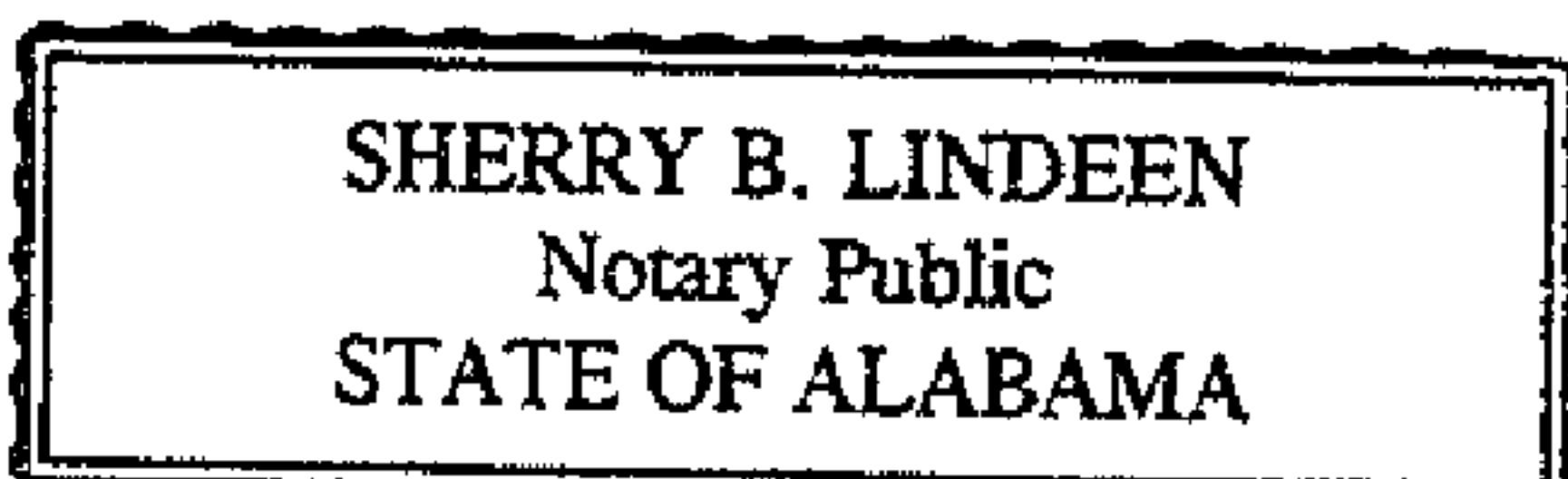
By: [Signature]
MCFADDEN, LYON & ROUSE, L.L.C.
As its Attorney-in-Fact

By: [Signature]
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 17th day of June, 2015.



[Signature]
Notary Public, State of Alabama at Large
My Commission Expires: 4/25/16 {SEAL}

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Apr 25, 2016
BONDED THRU NOTARY PUBLIC UNDERWRITERS

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:

William S. McFadden

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	FEDERAL NATIONAL MORTGAGE ASSOCIATION and AKA FANNIE MAE	Grantee's Name	ARTURO DIAZ
Mailing Address	14221 DALLAS PARKWAY, SUITE 1000 DALLAS, TX 75254	Mailing Address	107 HAYESBURY CT PELHAM, AL 35124
Property Address	107 HAYESBURY CT PELHAM, AL 35124	Date of Sale	June 18, 2015
20150622000207220 06/22/2015 08:25:43 AM DEEDS 4/4		Total Purchase Price	\$44,900.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Closing Statement	

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.


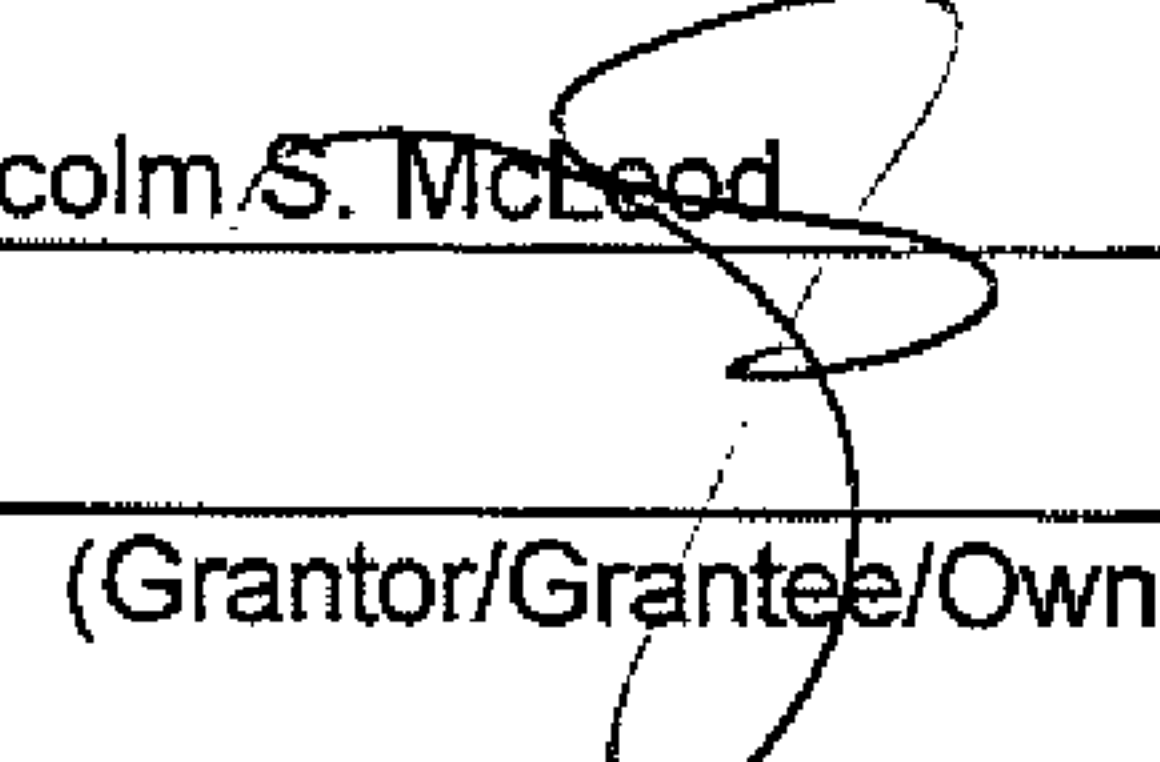
Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

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	June 18, 2015	Print	Malcolm S. McLeod
Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

My Commission Expires
March 8th, 2018



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/22/2015 08:25:43 AM
\$68.00 CHERRY
20150622000207220

