

State of Alabama
County of Shelby

20160219000052850
02/19/2016 03:49:56 PM
DEEDS 1/3

Send Tax Notice to:
Rex Residential Property Owner, LLC
2 Chordes Street
Charleston, SC 29401

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT: That the undersigned, **FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA**, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to it by **Rex Residential Property Owner ,LLC**, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said **Rex Residential Property Owner ,LLC**, the following described real estate, lying and being in the County of Shelby, State of Alabama, to-wit:

A parcel of land situated in the NE ¼ of the SE ¼ of Section 34, Township 20 South, Range 3 West of Huntsville Principal Meridian Shelby County, Alabama, being more particularly described as follows:

From the Northwest corner of the NE ¼ of the SE ¼ of Section 34, Township 20 South, Range 3 West run easterly along the north boundary line of said quarter-quarter section for a distance of 362.23 feet; thence turn an angle to the right of 132 degrees 45 minutes and run southwesterly for a distance of 187.0 feet to the point of beginning of the land herein described; thence continue southwesterly along the last described course for a distance of 100.0 feet; thence turn an angle to the left of 90 degrees and run southeasterly for a distance of 200.0 feet; thence turn an angle to the left 90 degrees and run northeasterly for a distance of 100.0 feet; thence turn an angle to the left 90 degrees and run northwesterly for a distance of 200.0 feet to the point of beginning.

Subject to all Restrictions, Reservations, Rights, Easements, Rights-of-way, Provisions, Covenants and Building Set-Back lines of record.

TO HAVE AND TO HOLD THE above described real estate, together with all and singular the rights, tenements, hereditaments, appurtenances and improvements thereunto belonging, or in anywise appertaining, unto the said **Rex Residential Property Owner ,LLC**. Said property being subject, however to ad valorem taxes due October 1, 2016; and further excepting any restrictions and easements pertaining to the above described property of record in the Probate Office of Shelby County, Alabama and the following provision.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A SALES PRICE GREATER THAN \$108,000.00 FOR A PERIOD OF 3 MONTHS FROM THE DATE OF THE RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$108,000.00 FOR A PERIOD OF 3 MONTHS FROM THE DATE OF THE RECORDING OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE. THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

This deed is executed without warranty or representation of any kind, express or implied, except that there are no liens or encumbrances outstanding against the property hereby conveyed which were created or suffered by the undersigned Grantor.

20160219000052850 02/19/2016 03:49:56 PM DEEDS 2/3

IN WITNESS WHEREOF, FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA has caused this instrument to be executed by its undersigned officer/authorized individual on this the 11 day of February, 2016.

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND UNDER THE LAWS OF THE UNITED STATES OF AMERICA

BY: STEPHENS MILLIRONS, P.C.
ITS ATTORNEY IN FACT

BY Katie Bouldin (SEAL)
Katie Bouldin
Secretary

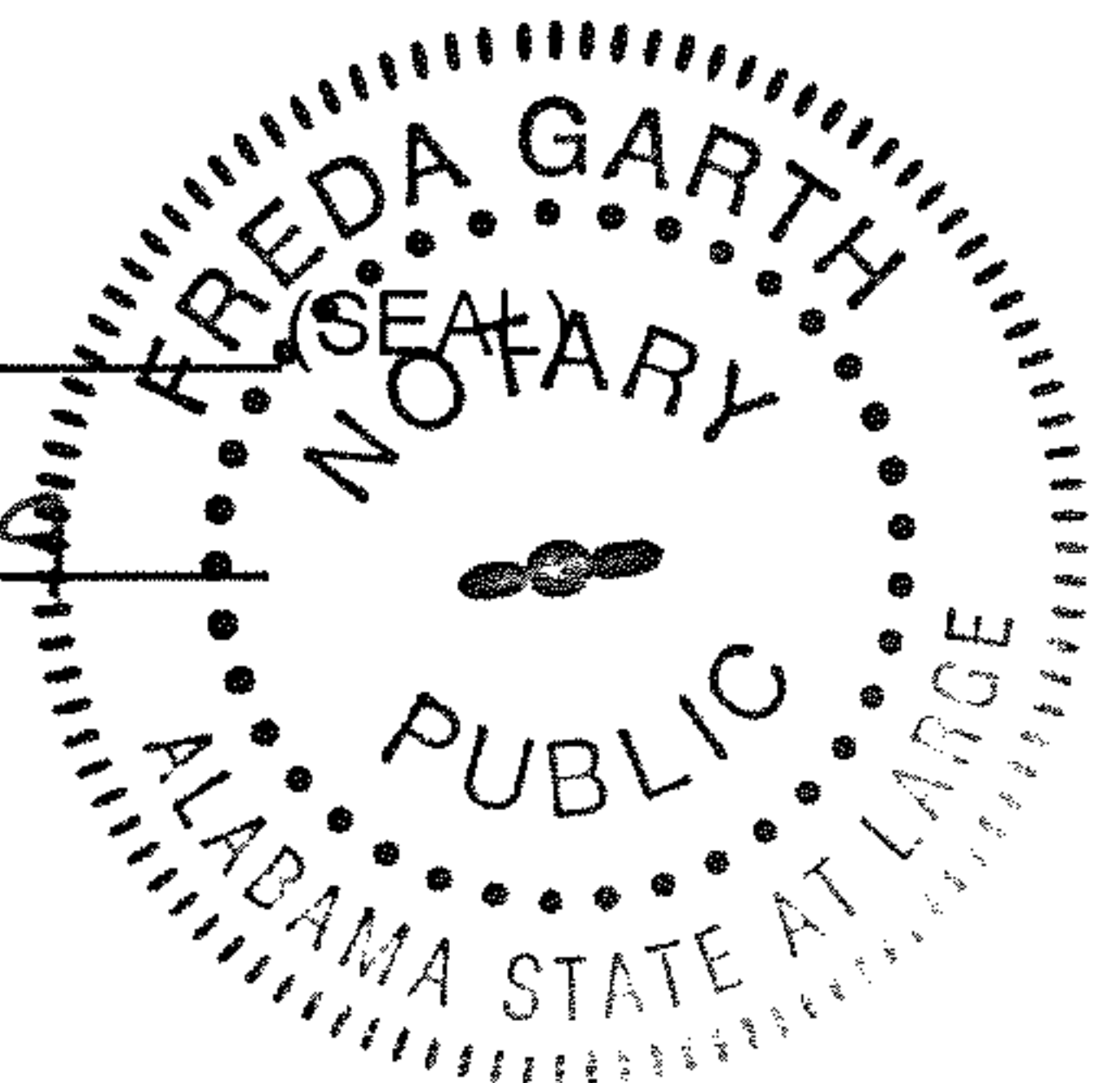
State of Alabama)
 :
County of Madison)

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that before me, Katie Bouldin, authorized signer of STEPHENS MILLIRONS, P.C., as Attorney-in-Fact and/or agent of FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, on behalf of said federal chartered corporation organized and existing under the laws of the United States and 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation in its capacity as Attorney-in-Fact for FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA.

Given under my hand and seal this the 11th day of February, 2016.

Katie Bouldin
Notary Public: Katie Bouldin

My Commission Expires: 8/20/19



POA recorded in Shelby, Alabama Probate Records.

This instrument was prepared by:

STEPHENS MILLIRONS, P.C

Katie Bouldin

120 Seven Cedars Drive, Huntsville, AL 35802

Re: 644 Navajo Trail, Alabaster, AL 35007

Fannie Mae, P.O. Box 650043, Dallas, TX 75265-0043

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	Grantee's Name	Rex Residential Property Owner, LLC
Mailing Address	14221 Dallas Parkway, Suite 1000, Asset # A150ZLG Dallas, TX 35007	Mailing Address	2 Chordes Street Charleston, SC 29401
Property Address	644 Navajo Trail Alabaster, AL 35007	Date of Sale	February 15, 2016
		Total Purchase Price	\$90,000.00
		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 checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input 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 of 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 10, 2016

Unattested

Print Federal National Mortgage Association

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records (verified by)
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/19/2016 03:49:56 PM
\$110.00 DEBBIE
20160219000052850

Form RT-1