

STATE OF ALABAMA

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SPECIAL WARRANTY DEED

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COUNTY OF SHELBY

****Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$91,080.00 for a period of 3 month(s) 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 \$91,080.00 for a period of 3 month(s) 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.**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, to the undersigned Fannie Mae a/k/a Federal National Mortgage Association, 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254, herein referred to as GRANTOR, by Bearden Investments, LLC, herein referred to as GRANTEE, the receipt whereof is hereby acknowledged, GRANTOR does hereby grant, bargain, sell and convey unto GRANTEE the following described real estate situated in Shelby County, Alabama to-wit:

LOT 20, AND THE SOUTH, 5.0 FEET OF LOT 21, ACCORDING TO THE
SURVEY OF CAHABA MANOR TOWN HOMES, SECONDS ADDITION AS
RECORDED IN MAP BOOK 7, PAGE 62, IN THE OFFICE OF THE JUDGE
OF PROBATE OF SHELBY COUNTY ALABAMA.

SUBJECT TO TAXES, EASEMENT AND RESTRICTIONS OF RECORD.

Tax ID#: 13 1 12 2 002 003.025

731 Cahaba Manor Trail, Pelham, AL 35124

Together with all and singular the tenements, hereditaments, and appurtenances, thereto or in any wise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, dower and the right of dower, property, possession, claim and demand whatsoever, as well in law as in equity of the said Grantor, of, in, and to the same and every part or parcel thereof, with the appurtenances.

This conveyance is subject to outstanding ad valorem taxes, restrictive covenants, rights of way, easement and reservations of record that apply to the hereinabove described real property as well as those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated February 16, 2015 and recorded as Instrument Number 20150216000048790 in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances, unto the said GRANTEE, heirs and assigns forever. GRANTOR does covenant with the said GRANTEE that it has not in any way encumbered or otherwise placed any lien upon the premises during its ownership thereof.

IN WITNESS WHEREOF, GRANTOR has hereunto set its hand and seal by its duly authorized officer on this 1 day of April, 2016.

Fannie Mae A/K/A Federal National Mortgage Association, by and through its attorney in fact Shapiro & Ingle, LLP



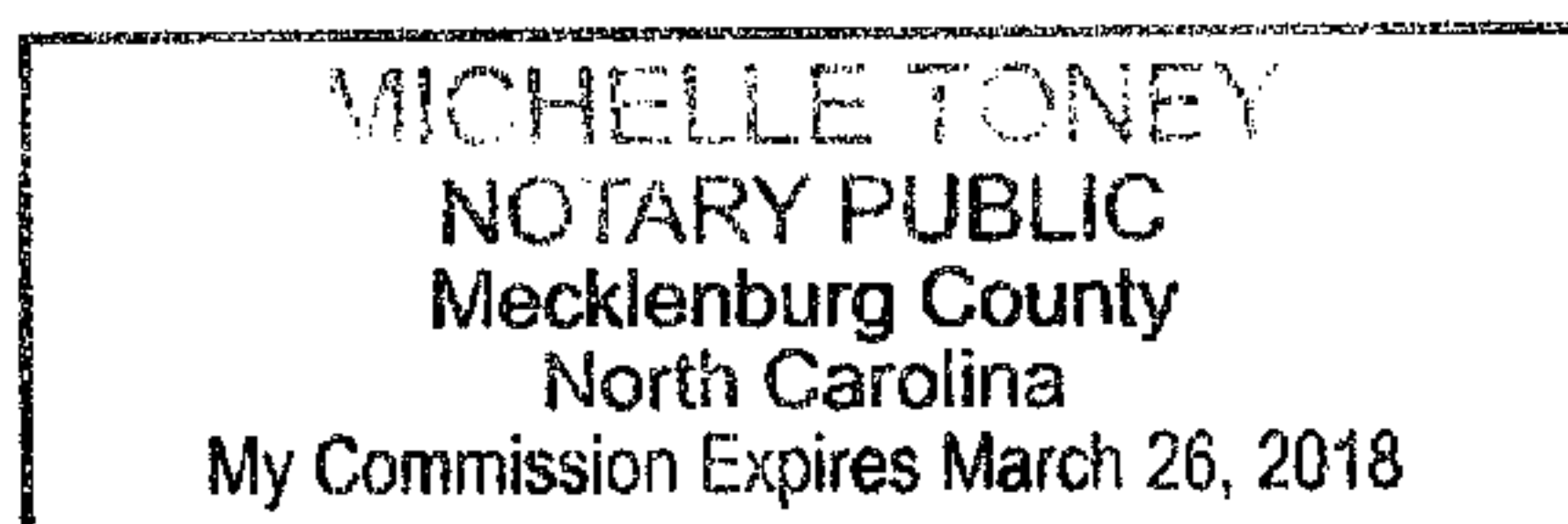
By: Erin L. Roberts Authorized Signatory

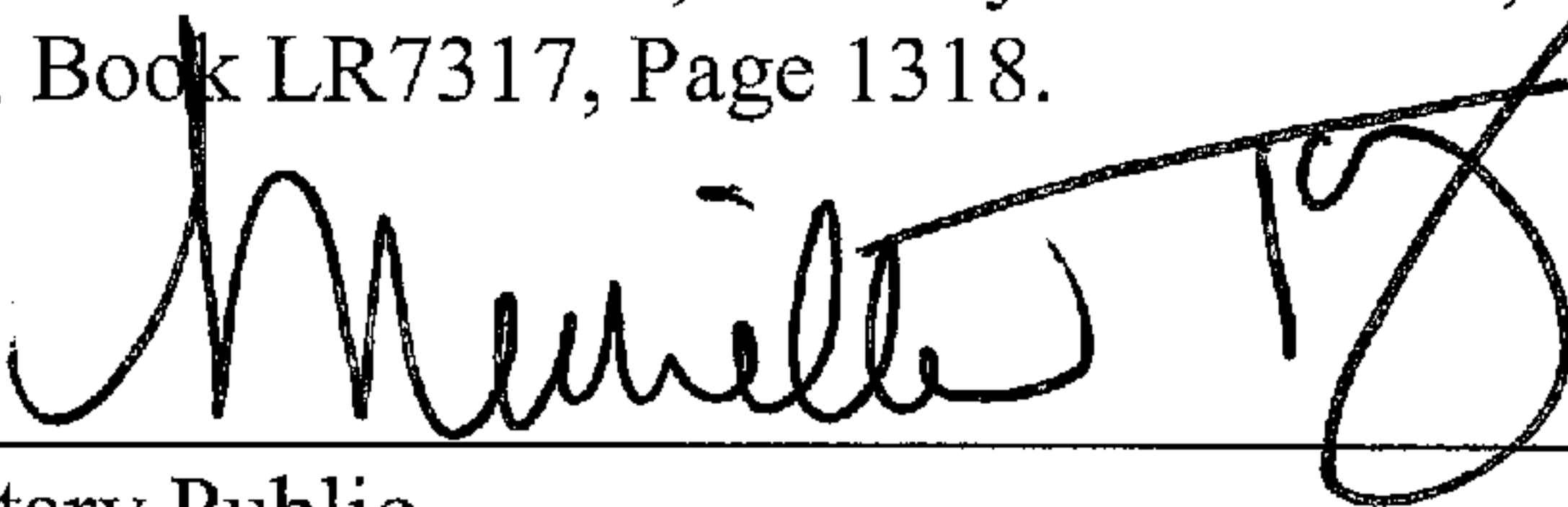
STATE OF NORTH CAROLINA

COUNTY OF _____

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On this 1st day of April, 2016, before me, the undersigned Notary Public, personally appeared Erin L. Roberts personally known to me to be, an Authorized Signatory of Shapiro & Ingle, LLP and being by me duly sworn and known to me to be the person who executed the within instrument on behalf of said Shapiro & Ingle, LLP, a company that executed and whose name is subscribed to the within instrument as the attorney-in-fact for Fannie Mae a/k/a Federal National Mortgage Association and acknowledged to me that he/she subscribed the name of Fannie Mae a/k/a Federal National Mortgage Association thereto as principal and the name of Shapiro & Ingle, LLP as attorney-in-fact for said Fannie Mae a/k/a Federal National Mortgage Association and that said Company executed the same as such attorney in fact and that the authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of Probate Court, County of Mobile, State of Alabama, on the Thirtieth day of October, 2015, Book LR7317, Page 1318.





Notary Public
My Commission Expires _____

THIS INSTRUMENT PREPARED BY:
Shapiro & Ingle, LLP
Attorneys at Law
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>Fannie Mae a/k/a Federal National</u>	Grantee's Name	<u>Bearden Investments, LLC</u>
Mailing Address	<u>Mortgage Association</u>	Mailing Address	<u>1699 Spring Creek Rd</u>
	<u>14221 Dallas Parkway, Suite 1000</u>		<u>Montevallo, AL 35115</u>
	<u>Dallas, TX 75254</u>		
Property Address	<u>731 Cahaba Manor Trail</u>	Date of Sale	<u>4/13/2016</u>
	<u>Pelham, AL 35124</u>	Total Purchase Price	<u>\$ 75,900.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 4/8/2016

☐ Unattested


 (verified by)

Print Alicia Kim

Sign 
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 04/13/2016 12:00:54 PM
 \$99.00 CHERRY
 20160413000121170



Form RT-1