

State of Alabama

County of Shelby

20160527000182850

05/27/2016 01:29:53 PM

DEEDS 1/3

Send Tax Notice to:

213 Huntley Apt Dr
Pelham, AL 35124

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 **Joyce Johnston**, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said **Joyce Johnston**, the following described real estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 39, according to the Survey of Callaway Cove Townhomes Plat No. 2, as recorded in Map Book 37, page 113, in the Probate Office of Shelby County, Alabama.

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 **Joyce Johnston**. 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.

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.

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 25 day of May, 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

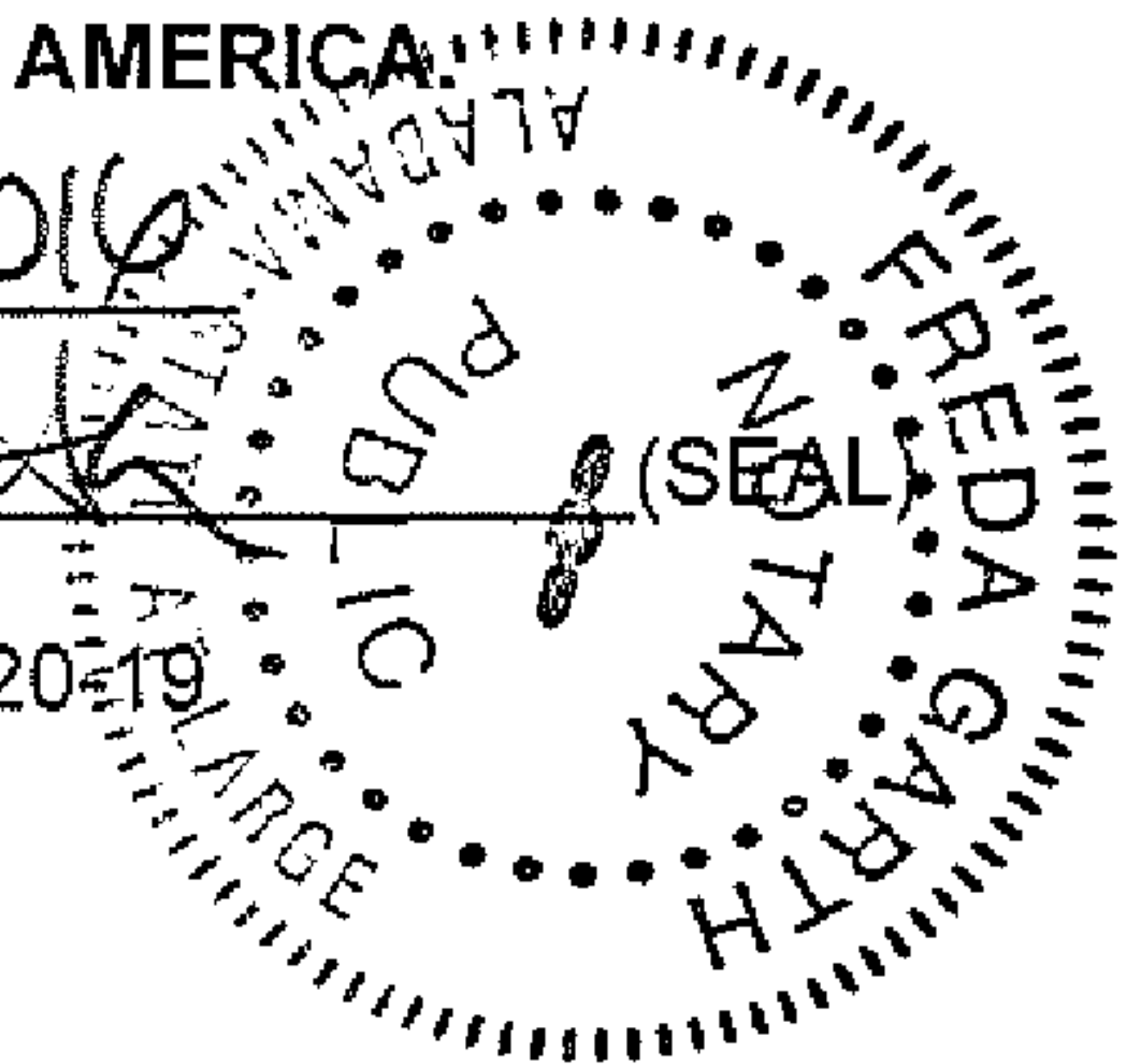
BY Katie Bouldin (SEAL)
Katie Bouldin
Secretary

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 25th day of May, 2016

Notary Public: Freda Garth
My Commission Expires: 08-20-19



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: 320 Calloway Terr, Pelham, AL 35124

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	Joyce Johnston
Mailing Address	14221 Dallas Parkway, Ste. 1000 Dallas, TX 75254	Mailing Address	213 Huntley Apt Dr Pelham, AL 35124
Property Address	320 Calloway Terr Pelham, AL 35124	Date of Sale	
		Total Purchase Price	\$125,000.00
		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 5/25/16

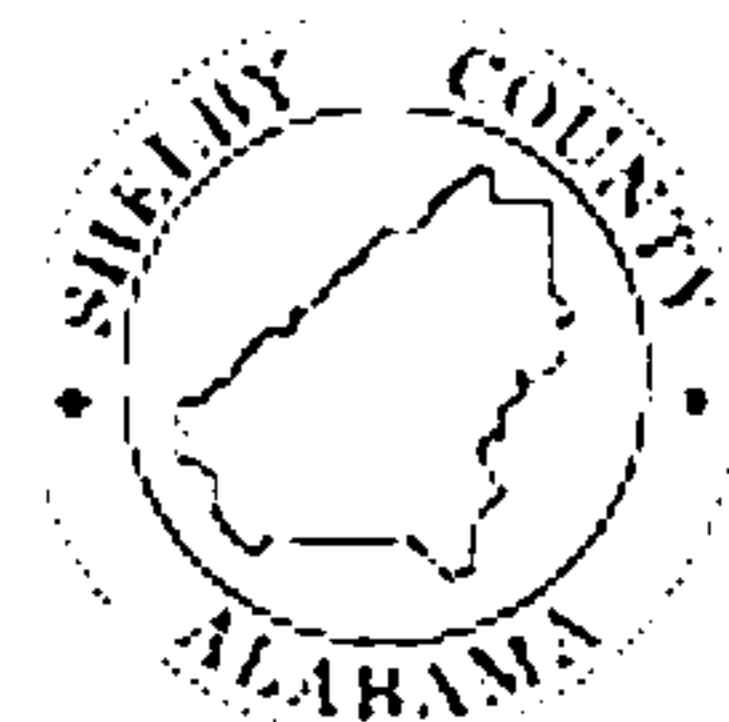
Print Katie Bouldin

Unattested

Sign Katie Bouldin

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/27/2016 01:29:53 PM
\$21.00 DEBBIE
20160527000182850

Form RT-1