

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

Send Tax Notice to:
David Champion
Emily Champion
1030 Westover Rd
Shelby, AL 35317

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Forty-Two Thousand Five Hundred And 00/100 (\$42,500.00) 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto David Champion, and Emily Champion, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of the Northwest Quarter of the Southwest Quarter of Section 19, Township 19 South, Range 2 East, Shelby County, Alabama; thence South 00 degrees 02 minutes 36 seconds West a distance of 453.10 feet to the point of beginning; thence continue Southerly along said line a distance of 453.10 feet to the Northerly right of way of Old U.S. Highway 280; thence North 88 degrees 54 minutes 03 seconds East along said right of way a distance of 209.87 feet; thence North 00 degrees 02 minutes 36 seconds East and leaving said right of way a distance of 452.05 feet; thence South 89 degrees 11 minutes 20 seconds West a distance of 209.85 feet to the Point of Beginning.

Also, a 20 foot ingress, egress, utility and drainage easement described as follows: Commence at the Northwest corner of the Northwest corner of the Northwest Quarter of the Southwest Quarter of Section 19, Township 19 South, Range 2 East, Shelby County, Alabama; thence South 00 degrees 02 minutes 36 seconds West; a distance of 453.10 feet to the Point of Beginning of the Westerly line of a 20 foot ingress, egress, utility and drainage easement lying 20 feet East of described line; thence continue Southerly along said line a distance of 453.10 feet to the Northerly right of way of Old U.S. Highway 280 and end of said easement.

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 Grantees herein assume and agree to pay.
3. Easements, right of ways, restrictions, covenants, conditions, reservations and limitations affecting the land.
4. 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. 20151102000380740, in the Probate Office of Shelby County, Alabama.

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 grantees.

Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$51,000.00 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 \$51,000.00 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 conveying at any foreclosure sale related to a mortgage or deed of trust.

TO HAVE AND TO HOLD Unto the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy thereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 10th day of August, 2016.

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

By: 

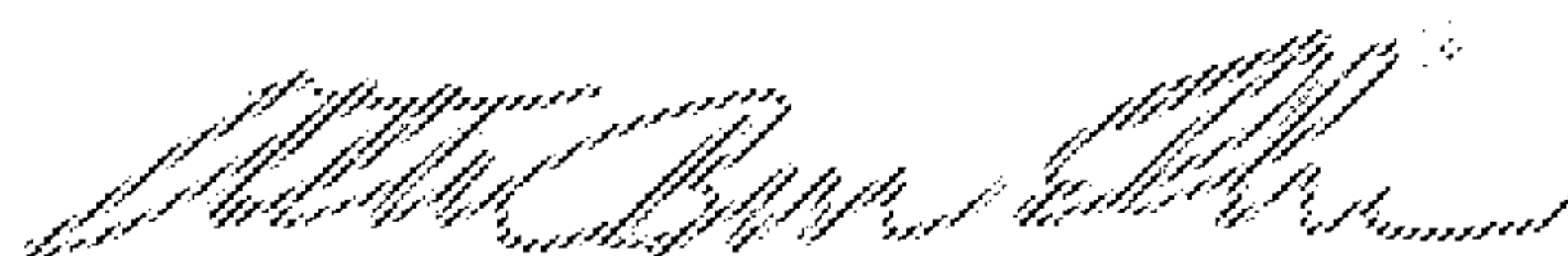
Its Attorney

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 August, 2016.



NOTARY PUBLIC

My Commission Expires:

AFFIX SEAL

2016-000473

A150W9F

Seller's Address:

Fannie Mae

PO Box 650043

Dallas, TX 75265-0043

MY COMMISSION EXPIRES 03/07/2017

ALABAMA DEEDS Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name James M. M. M.
 Mailing Address 70 Bvt. 150043
Dallas Tx 75265

Grantee's Name David Chapman
 Mailing Address 1030 Westover Rd
Stevett AL 35147

Property Address 1030 Westover Rd
Stevett AL 35147

Date of Sale 8-12-16
 Total Purchase Price \$ 42,500

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 8-12-16

Print Heather Nelson

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Unattested _____

(verified by)

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 12 DAY OF Aug, 2016.

Notary Public



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 08/16/2016 09:36:22 AM
 \$63.50 CHERRY
 20160816000292030

[Signature]

