

State of Alabama

County of Shelby

**Send Tax Notice to:**  
Rex Residential Property Owner, LLC  
3 Cordes 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 State of Alabama, County of Shelby, with a street location of 31 Oakdale Dr., Montevallo, AL 35115-5435 having a Tax Identification Number of 23-7-35-0-002-047-000 and more accurately described as Lot 31, according to the Survey of Oakdale Estates, as recorded in Map Book 5, Page 98, in the Probate Office of Shelby County, Alabama.

**SUBJECT TO STATUTORY RIGHTS OF REDEMPTION EXISTING BY VIRTUE OF THAT CERTAIN FORECLOSURE DEED RECORDED IN INSTRUMENT NUMBER 20160706000234290 IN THE OFFICE OF THE JUDGE OF PROBATE 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 **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 \$73,200.00 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 \$73,200.00 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.

  
20160926000351620 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
09/26/2016 01:14:32 PM FILED/CERT

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 21 day of Sept., 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 C Bouldin (SEAL)  
Caitlin Bouldin  
Secretary

State of Alabama )  
County of Madison )

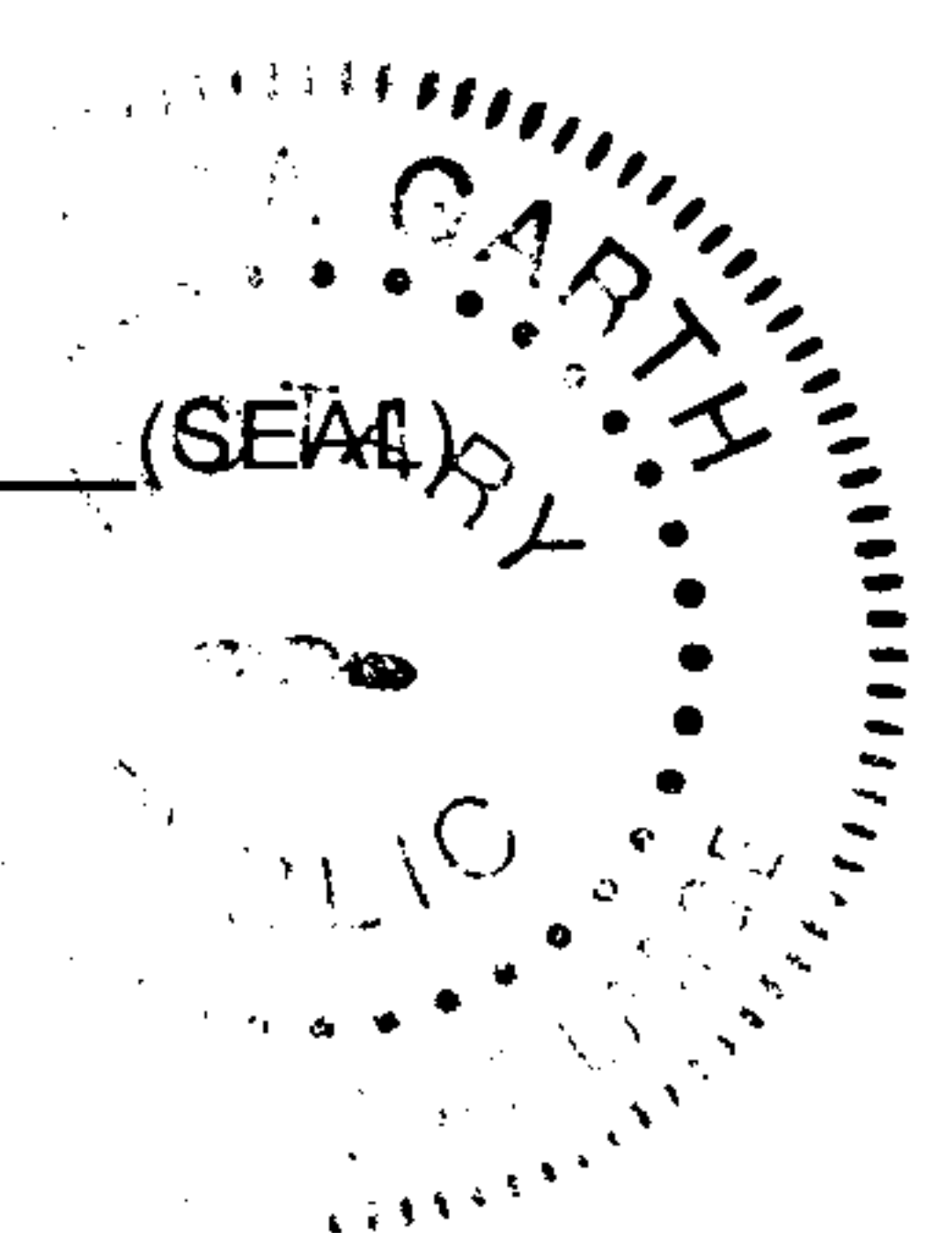
I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that before me, Caitlin Bouldin, authorized signer of STEPHENS MILLIRONS, P.C., as Attorney-in-Fact and/or agent of FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS 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 21<sup>st</sup> day of September, 2016.

Julie Gath

Notary Public:

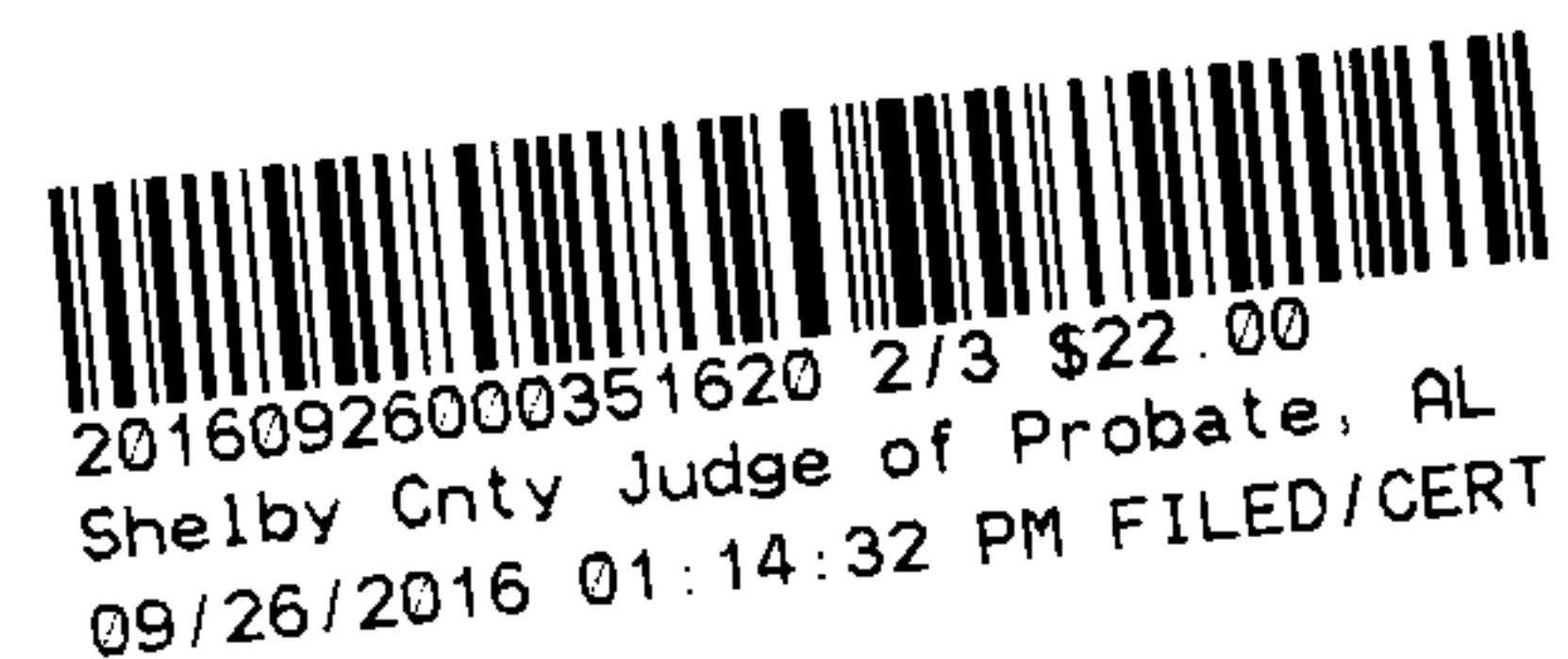
My Commission Expires: 8/20/19



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: 31 Oakdale Dr., Montevallo, AL 35115

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, Ste. 1000 Dallas, TX 75254	Mailing Address	3 Cordes Street Charleston, SC 29401
Property Address	31 Oakdale Dr. Montevallo, AL 35115	Date of Sale	
		Total Purchase Price	\$61,000.00
		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 9/21/16

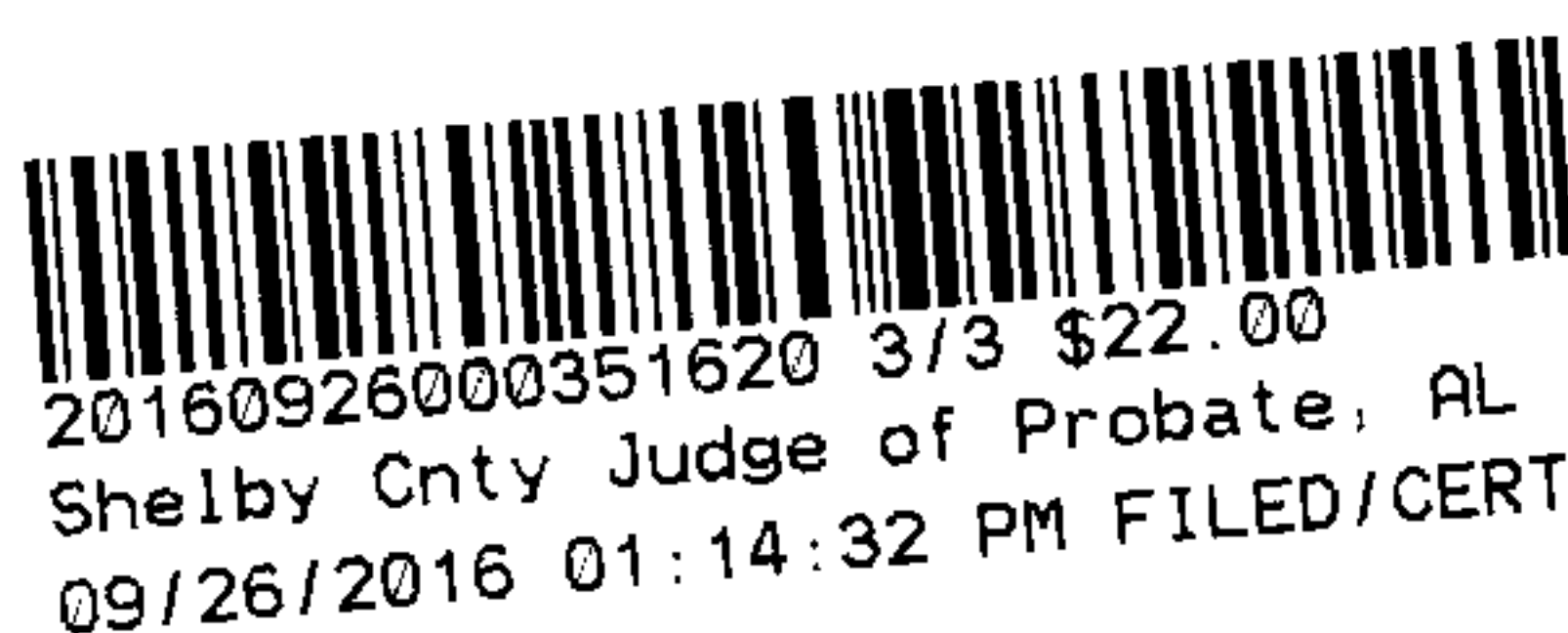
Print Caitlin Bouldin

Unattested

Sign C Bouldin

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Form RT-1