

State of Alabama

County of Shelby

20161114000417790

11/14/2016 09:59:36 AM

DEEDS 1/3

Send Tax Notice to:
Donald R. Barnes Jr.
Calah Barnes
3806 Carisbrooke Dr
Birmingham, AL 35242

SPECIAL WARRANTY DEED

(Consideration \$182,500.00)

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 Donald R. Barnes Jr. and Calah Barnes, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said Donald R. Barnes Jr. and Calah Barnes, **FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER TO SURVIVOR OF THEM IN FEE SIMPLE, TOGETHER WITH EVERY CONTINGENT REMAINDER AND RIGHT OF REVERSION**, the following described real estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 13, according to the final plat of Narrows Point-Phase 5, recorded in Map Book 35, Page 90 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants Conditions and Restrictions recorded as Instrument NO. 2000-9755 in the Probate Office of Shelby County, Alabama. (which together with all amendments thereto, is hereinafter collectively referred to as the "Declaration")

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 Donald R. Barnes Jr. and Calah Barnes, **FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER TO SURVIVOR OF THEM IN FEE SIMPLE, TOGETHER WITH EVERY CONTINGENT REMAINDER AND RIGHT OF REVERSION**. 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 27th day of October, 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 Rachel Jarrett (SEAL)
Rachel Jarrett
Assistant Vice President

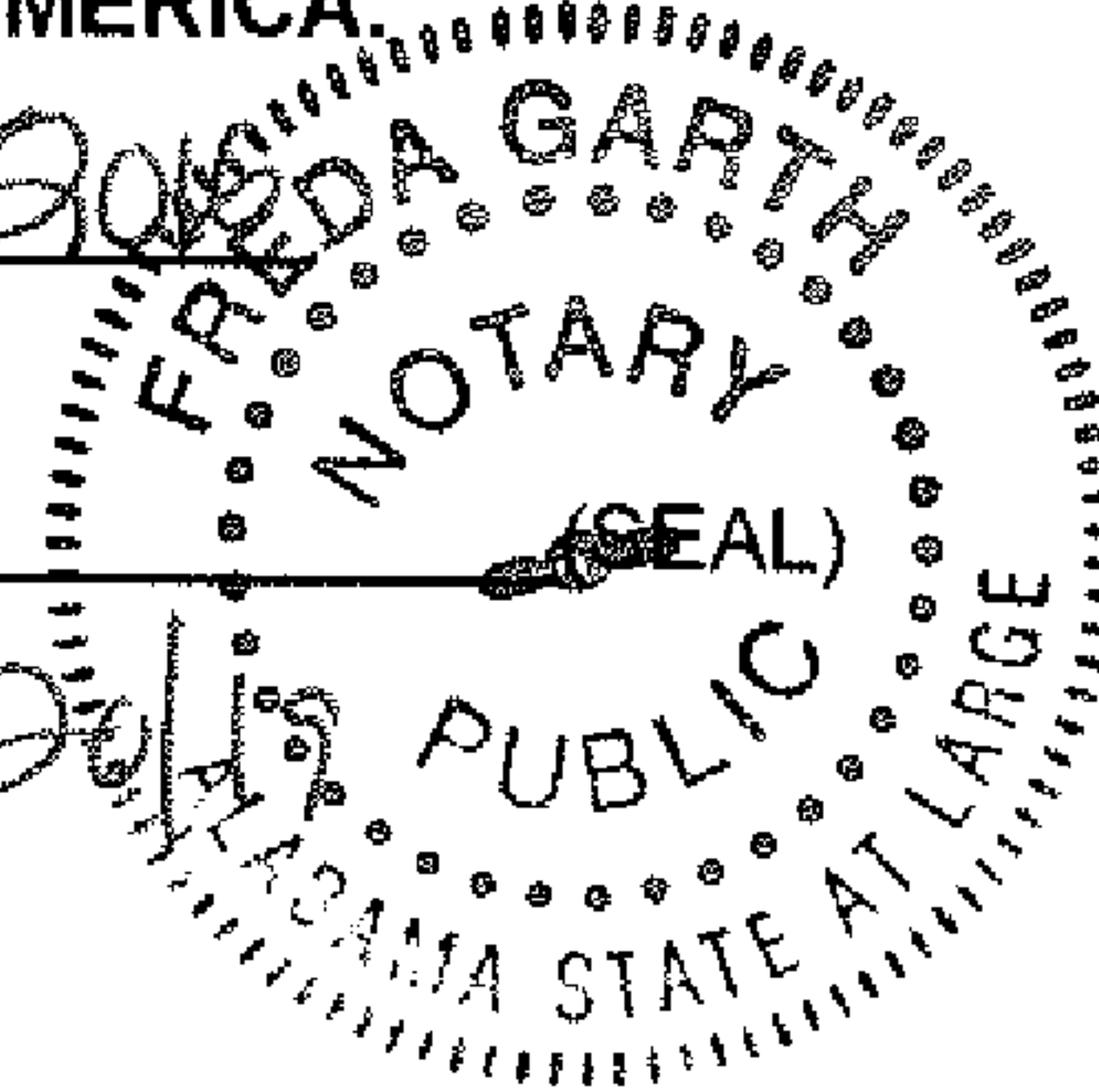
State of Alabama)
County of Madison)

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that before me, Rachel Jarrett, 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 27th day of October, 2016.

Freda Garth
Notary Public:

My Commission Expires: 8/20/19



POA recorded in Shelby, Alabama Probate Records.

This instrument was prepared by:
STEPHENS MILLIRONS, P.C
Rachel Jarrett
120 Seven Cedars Drive, Huntsville, AL 35802
Re: 972 Narrows Point Dr., Birmingham, AL 35242

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

Real Estate Sales Validation Form

20161114000417790 11/14/2016 09:59:36 AM DEEDS 3/3
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	Donald R. Barnes Jr. Calah Barnes
Mailing Address	14221 Dallas Parkway, Ste. 1000, Asset # A16091G Dallas, TX 75254	Mailing Address	3806 Carisbrooke Dr Birmingham, AL 35242
Property Address	972 Narrows Point Dr. Birmingham, AL 35242	Date of Sale	October 28, 2016
		Total Purchase Price	\$182,500.00
		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)

☐ Bill of Sale	☐ Appraisal
☒ Sales Contract	☐ Other
☐ 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 10-27-2016

Print Rachel Jarrett

Sign

Rachel Jarrett
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/14/2016 09:59:36 AM
\$57.50 CHERRY
20161114000417790

[Signature]

Form RT-1