

State of Alabama

County of Shelby

20170111000014740 1/3 \$104.50
Shelby Cnty Judge of Probate, AL
01/11/2017 03:34:43 PM FILED/CERT

Send Tax Notice to:

David Rice
1132 8th Ave SW
Alabaster, AL 35007

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

Commence at the Northeast corner of the NW 1/4 of the SW 1/4 of Section 33, Township 21 South, Range 1 West; thence run South on the quarter-quarter line for 310.0 feet to the point of beginning; thence continue on the same line for 340.81 feet; thence turn right 87 degrees 27 minutes 45 seconds for 1323.81 feet to the West quarter-quarter line; thence turn right 92 degrees 20 minutes 47 seconds and along said quarter-quarter line for 434.18 feet; thence turn right 87 degrees 17 minutes 05 seconds for 35.13 feet; thence turn left 50 degrees 15 minutes 25 seconds for 150.38 feet; thence turn right 60 degrees 47 minutes 10 seconds for 116.45 feet; thence turn right 21 degrees 57 minutes 25 seconds for 77.74 feet; thence turn left 42 degrees 33 minutes 20 seconds for 135.03 feet; thence turn right 94 degrees 01 minutes 28 seconds for 76.62 feet; thence turn left 83 degrees 57 minutes 18 seconds for 71.64 feet; thence turn right 7 degrees 17 minutes 30 seconds for 803.04 feet to the point of beginning.

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 **David Rice**. Said property being subject, however to ad valorem taxes due October 1, 2017; 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 \$100,200.00 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 \$100,200.00 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.

Shelby County, AL 01/11/2017
State of Alabama
Deed Tax: \$83.50

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 29th day of December, 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 [Signature] (SEAL)
Joshua White
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, Joshua White, 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 29th day of December, 2016
[Signature]
Notary Public:
My Commission Expires: 8/20/18
FRED GARTH
NOTARY PUBLIC
ALABAMA STATE AT LARGE

POA recorded in Shelby, Alabama Probate Records.

This instrument was prepared by:
STEPHENS MILLIRONS, P.C
Joshua White
120 Seven Cedars Drive, Huntsville, AL 35802
Re: 400 Hwy 305, Columbia, AL 35051

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

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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	David Rice
Mailing Address	14221 Dallas Parkway, Suite 1000 Dallas, AL 75254	Mailing Address	1132 8th Ave SW Alabaster, AL 35007
Property Address	400 Hwy 305 Columbia, AL 35051	Date of Sale	12/29/16
		Total Purchase Price	\$83,500.00
		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)

<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 12/29/16

Print Joshua White

Sign

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



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Form RT-1