

This instrument was prepared by:

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Brent, AL 35034
(205)926-7790

Send Tax Notice To:

Jennifer B. Stewart

110 HIGHWAY 13
HELLEN, AL 35080



20170301000071010 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
03/01/2017 01:29:06 PM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

) **SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of Four Hundred Sixty-Four Thousand Nine Hundred and No/100 Dollars (\$464,900.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Fannie Mae A/K/A Federal National Mortgage Association** organized and existing under the laws of the United States of America, PO Box 650043, Dallas, TX 75265-0043, hereinafter called the Grantor, does hereby GRANT, BARGAIN, SELL, AND CONVEY unto **Jennifer B Stewart, 123 Walking Horse Trail, Alabaster, AL 35007**, hereinafter called Grantee, in fee simple, the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 10-7, according to the Re-subdivision of Lot 10, Whispering Pines Farms, a subdivision, according to a map or plat thereof which is on file of record in the office of the Probate Office of Shelby County of Shelby County, Alabama, in Map Book 32 Page 28, reference to which is hereby made in aid of and as a part of this description.

LESS and EXCEPT: A parcel of land located in the Southwest 1/4 of Section 11, Township 21 South, Range 5 West, Shelby County Alabama, also being part of Lot 10-7 of the Re-subdivision of Lot 10 Whispering Pines Farms as recoded in Map Book 32, Page 28 in the office of the judge of probate in Shelby County, Alabama, said parcel being situated on the south side of Shelby County Highway No. 13 (80'right of way) and being more particularly described as follows:

BEGINNING at the Northeast corner of said Lot 10-7 of the Re-subdivision of Lot 10 Whispering Pines Farms, thence in a northeasterly direction along the southern right of way of said Shelby County Highway No 13 for a distance of 43.05 feet to a 5/8" rebar; thence leaving said right of way, turn a deflection angle to the right of 102° 41' 52" and travel in a southerly direction for a distance of 161.55 feet to a 5/8" rebar; thence turn a deflection angle to the right of 86° 01' 32" and travel in a westerly direction for a distance of 42.10 feet to the West line of said Lot 10-7; thence turn a deflection angle to the right of 93° 58' 28" and travel in a northerly direction for a distance of 155.00 to the POINT OF BEGINNING of the parcel herein described.

SOURCE OF TITLE: 20150691000205480

SUBJECT, HOWEVER, TO: Any and all easements, reservations, restrictions, rights of way heretofore filed for record which affect said property; all mineral and mining rights heretofore reserved and not owned by grantor; any and all rights of parties in possession, variation in area or in measurements, boundary line disputes, roadways, unrecorded servitudes or easements; any matters not of record including lack of access which would be disclosed by an accurate survey and inspection of the property, and easements or other uses of subject property not visible from the surface.

AND THE GRANTOR, DOES HEREBY CONVEY with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the building located on said property. The Grantee has inspected and examined the property and is purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on Grantee's own judgment.

IN WITNESS WHEREOF I have hereunto set my hand and seal this 22nd day of February, 2017.



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**Fannie Mae AKA Federal Mortgage Association
By Old Republic Title Company, a California
Corporation, Its Attorney in Fact**

BY; 

**Shelby County
Alabama**

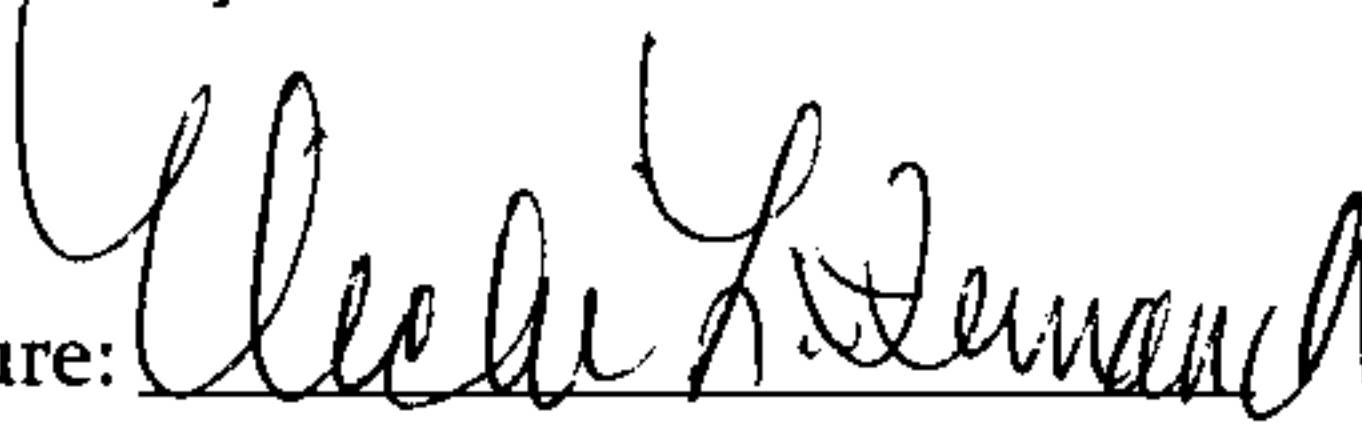
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

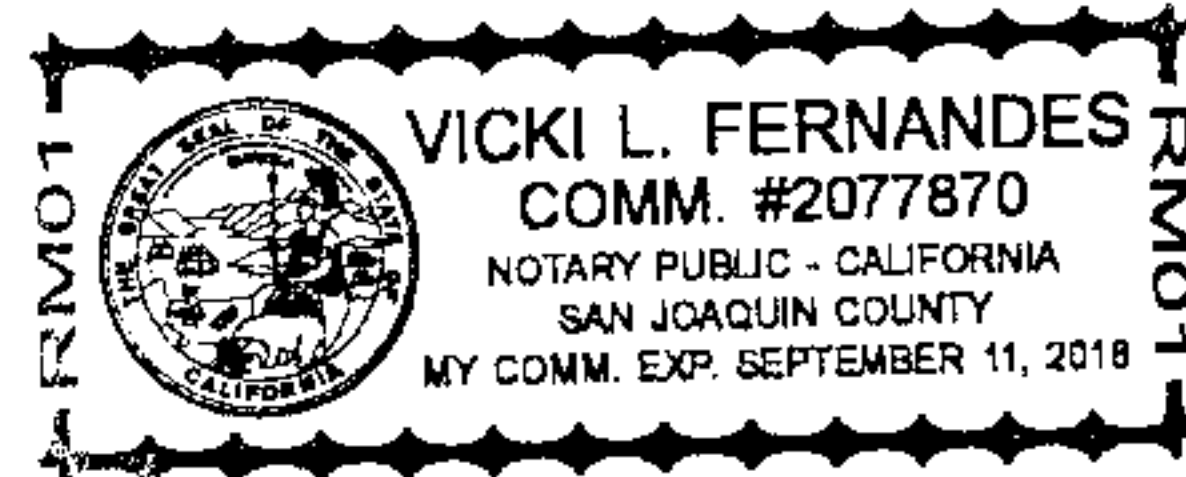
State of California)
County of San Joaquin)

On 2-22-2017 before me, Vicki L. Fernandes, a Notary Public, personally appeared Karen Sayles, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: 
Name: Vicki L. Fernandes



GRANTOR'S ADDRESS:

Fannie Mae AKA Federal National Mortgage Association
14221 Dallas Parkway, Suite 1000
Dallas, TX 75254

GRANTEE'S ADDRESS:

Jennifer B. Stewart
123 Walking Horse Trace
Alabaster, AL 35007

ADDRESS OF PROPERTY:

110 Highway 13
Helena, AL 35080

