

STATE OF ALABAMA

§

§

SPECIAL WARRANTY DEED

§

COUNTY OF SHELBY

****Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$60,600.00 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 \$60,600.00 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 conveyance at any foreclosure sale related to a mortgage or deed of trust.**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, to the undersigned Fannie Mae A/K/A Federal National Mortgage Association, PO BOX 650043, Dallas, TX 75265-0043, herein referred to as GRANTOR, by Stephen Foster and Jennifer Foster, herein referred to as GRANTEE, the receipt whereof is hereby acknowledged, GRANTOR does hereby grant, bargain, sell and convey unto GRANTEE the following described real estate situated in SHELBY County, Alabama to-wit:

A parcel of land situated in the SE 1/4 of the SE 1/4 and the SW 1/4 of the SE 1/4 of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows; to wit:

Commence at the SE corner of SE 1/4 of the SE 1/4 of said Section 34, being monumented via a 2 inch iron pipe; thence run in a Westerly direction along the South line of said 1/4-1/4 Section an Azimuth of 89 degrees 18 minutes 18 seconds (assumed Azimuth) for a distance of 1209.88 feet to the point of beginning, said point monumented via a 1/2 inch capped iron rebar: M.L. Welch, RLS No.15480; thence 233 degrees 23 minutes 21 seconds for a distance of 404.85 feet to a 1/2 inch capped iron rebar: M.L. Welch, RLS No.15460; thence 67 degrees 03 minutes 00 seconds for a distance of 126.45 feet a 1/2 inch capped iron rebar; M.L. Welch, RLS No.15460; thence 52 degrees 29 minutes 28 seconds for a distance of 63.53 feet a 1/2 inch capped iron rebar: M.L. Welch, RLS No.15460; thence 52 degrees 14 minutes 35 seconds for a distance of 176.42 feet a 1/2 inch capped iron rebar: M.L. Welch, RLS No.15460; thence 40 degrees 3 8 minutes 05 seconds for a distance of 141.34 feet to a capped iron rebar: Steven H. Gay, RLS No.17522, said point being the southernmost corner of Lot 30, Brook Chase Estates, Phase 2 (Plat Book 22, Page 47, Judge of Probate, Shelby County, Alabama); thence 288 degrees 41 minutes 30 seconds along the Southwesterly line of Lot 30 and part of Lot 31 of said Brook Chase Estates, Phase 2 for a distance of 115.65 feet to a capped iron rebar Steven H. Gay, RLS No.17522, said point being on the Southwesterly line of said Lot 31; thence 284 degrees 07 minutes 45 seconds along the Southwesterly line of part of Lot 31 and Lot 35 for

a distance of 136.97 feet to a capped iron rebar: Steven H. Gay, RLS No.17522 said point being the Southwest corner of Lot 35 and the SE corner of Lot 37 of said Brook Chase Estates, Phase 2; thence 253 degrees 36 minutes 26 seconds along the Southerly line of Lots 37, 38, 39 and 40 for a distance of 557.56 feet to a capped iron rebar: Steven H. Gay, RLS No.17522, said point monumenting the Southwest corner of Lot 40; thence 159 degrees 50 minutes 02 seconds along the Northeasterly line of Lot 41 of said Brook Chase Estates, Phase 2 and Lots 58 and 59, Brook Chase Estates, Phase 1, (Plat Record 21, Page 49, Judge of Probate Shelby County, Alabama) for a distance of 641.41 feet to a capped iron rebar: Steven H. Gay, RLS No.17522, monumenting the easternmost corner of aforesaid Lot 59, said point being on the South line of the SW 1/4 of the SE 1/4 of said Section 34; thence 89 degrees 18 minutes 18 seconds along said South line for a distance of 32.33 feet to the SW corner of Davis Subdivision (Map Book 23, Page 119, Judge of Probate, Shelby County, Alabama); thence 359 degrees 17 minutes 50 seconds for a distance of 208.71 feet to the NW corner of said subdivision; thence 89 degrees 17 minutes 50 seconds for a distance of 208.71 feet to the NE corner of said subdivision; thence 179 degrees 17 minutes 50 seconds for a distance of 208.71 feet to the SE corner of said subdivision, said point being on the South line of the SE 1/4 of the SE 1/4 of said Section 34; thence 89 degrees 18 minutes 18 seconds for a distance of 108.44 feet to the point of beginning. Said parcel subject to all easements, restrictions and rights of way attached thereto.

30 feet easement for ingress and egress

An easement lying in the SE 1/4 of SE 1/4 and the SW 1/4 of the SE 1/4 of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama. Being more particularly described as follows, to wit: Commence at the SE corner of the SE 1/4 of the SE 1/4 of said Section 34; thence 00 degrees 02 minutes 24 seconds (assumed Azimuth) along the East line of said 1/4-1/4 section for a distance of 74.11 feet; thence 307 degrees 13 minutes 18 seconds for a distance of 766.45 feet; thence 39 degrees 27 minutes 28 seconds for a distance of 245.32 feet; thence 39 degrees 02 minutes 40 seconds for a distance of 378.46 feet to a point on the Westerly right of way of Shelby County Highway #47; thence 331 degrees 42 minutes 33 seconds along said Westerly right of way for a distance of 240.63 feet to the point of beginning of the centerline of a 30 foot easement for ingress and egress, lying 15 feet on each side of the following described centerline; thence run in a Southwesterly direction 15 feet South of and parallel to the Southerly boundary of Lots 25, 26, 27, 29 and the Southeasterly boundary of Lot 30 to the southernmost corner of said Lot 30, Brook Chase Estates Phase 2, as recorded in Plat Book 22, Page 47, in the Office of the Judge of Probate, Shelby County, Alabama; thence 220 degrees 38 minutes 05 seconds for a distance of 139.69 feet; thence 232 degrees 14 minutes 35 seconds for a distance of 177.98 feet; thence 232 degrees 29 minutes 28 seconds for a distance of 64.16 feet; thence 237 degrees 03 minutes 00 seconds for a distance of 212.53 feet; thence 172 degrees 13 minutes 22 seconds for a distance of 98.06 feet. The sidelines of said easement being prolonged or shortened to conform with the property lines of

the grantor of said easement. 20171004000362540 10/04/2017 03:53:40 PM DEEDS 3/6

The above-described property is better described as follows:

A parcel of land situated in the SE 1/4 of the SE 1/4 and the SW 1/4 of the SE 1/4 of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows, to wit:

Commence at the SE corner of SE 1/4 of the SE 1/4 of said Section 34, being monumented via a 2 inch iron pipe; run north 89 degrees 18 minutes 18 seconds west for a distance of 1209.88 feet to the point of beginning, said point monumented via a 1/2 inch capped iron rebar: M.L. Welch, RLS No.15480; thence 332 degrees 23 minutes 21 seconds for a distance of 404.85 feet to a 1/2 inch capped iron rebar: M.L. Welch, RLS No. 15460; thence 67 degrees 03 minutes 00 seconds for a distance of 126.45 feet a 1/2 inch capped iron rebar; M.L. Welch, RLS No.15460; thence 52 degrees 29 minutes 28 seconds for a distance of 63.53 feet a 1/2 inch capped iron rebar: M.L. Welch, RLS No.15460; thence 52 degrees 14 minutes 35 seconds for a distance of 176.42 feet a 1/2 inch capped iron rebar: M.L. Welch, RLS No.15460; thence 40 degrees 38 minutes 05 seconds for a distance of 141.34 feet to a capped iron rebar: Steven H. Gay, RLS No.17522, said point being the southernmost corner of Lot 30, Brook Chase Estates, Phase 2 (Plat Book 22, Page 47, Judge of Probate, Shelby County, Alabama); thence 288 degrees 41 minutes 30 seconds along the Southwesterly line of Lot 30 and part of Lot 31 of said Brook Chase Estates, Phase 2 for a distance of 115.65 feet to a capped iron rebar Steven H. Gay, RLS No.17522, said point being on the Southwesterly line of said Lot 31; thence 284 degrees 07 minutes 45 seconds along the Southwesterly line of part of Lot 31 and Lot 35 for a distance of 136.97 feet to a capped iron rebar: Steven H. Gay, RLS No.17522 said point being the Southwest corner of Lot 35 and the SE corner of Lot 37 of said Brook Chase Estates, Phase 2; thence 253 degrees 36 minutes 26 seconds along the Southerly line of Lots 37, 38, 39 and 40 for a distance of 557.56 feet to a capped iron rebar: Steven H. Gay, RLS No.17522, said point monumenting the Southwest corner of Lot 40; thence 159 degrees 50 minutes 02 seconds along the Northeasterly line of Lot 41 of said Brook Chase Estates, Phase 2 and Lots 58 and 59, Brook Chase Estates, Phase I, (Plat Record 21, Page 49, Judge of Probate Shelby County, Alabama) for a instance of 641.41 feet to a capped iron rebar: Steven H. Gay, RLS No. 17522, monumenting the easternmost corner of aforesaid Lot 59, said point being on the South line of the SW 1/4 of the SE 1/4 of said Section 34; thence 89 degrees 18 minutes 18 seconds along said South line for a distance of 32.33 feet to the SW corner of Davis Subdivision (Map Book 23, Page 119, Judge of Probate, Shelby County, Alabama); thence 359 degrees 17 minutes 50 seconds for a distance of 208.71 feet to the NW corner of said subdivision; thence 89 degrees 17 minutes 50 seconds for a distance of 208.71 feet to the NE corner of said subdivision; thence 179 degrees 17 minutes 50 seconds for a distance of 208.71 feet to the SE corner of said subdivision, said point being on the South line of the SE 1/4 of the SE 1/4 of said Section 34;

thence 89 degrees 18 minutes 18 seconds for a distance of 108.44 feet to the point of beginning. Said parcel subject to all easements, restrictions and rights of way attached thereto.

30 feet easement for ingress and ingress

An easement lying in the SE 1/4 of SE 1/4 and the SW 1/4 of the SE 1/4 of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama. Being more particularly described as follows, to wit:

Commence at the SE corner of the SE 1/4 of the SE 1/4 of said Section 34; thence 00 degrees 02 minutes 24 seconds (assumed Azimuth) along the East line of said 1/4-1/4 section for a distance of 74.11 feet; thence 307 degrees 13 minutes 18 seconds for a distance of 766.45 feet; thence 39 degrees 27 minutes 28 seconds for a distance of 245.32 feet; thence 39 degrees 02 minutes 40 seconds for a distance of 378.46 feet to a point on the Westerly right of way of Shelby County Highway #47; thence 331 degrees 42 minutes 33 seconds along said Westerly right of way for a distance of 240.63 feet to the point of beginning of the centerline of a 30 foot easement for ingress and egress, lying 15 feet on each side of the following described centerline; thence run in a Southwesterly direction 15 feet South of and parallel to the Southerly boundary of Lots 25, 26, 27, 29 and the Southeasterly boundary of Lot 30 to the southernmost corner of said Lot 30, Brook Chase Estates Phase 2, as recorded in Plat Book 22, Page 47, in the Office of the Judge of Probate, Shelby County, Alabama; thence 220 degrees 38 minutes 05 seconds for a distance of 139.69 feet; thence 232 degrees 14 minutes 35 seconds for a distance of 177.98 feet; thence 232 degrees 29 minutes 28 seconds for a distance of 64.16 feet; thence 237 degrees 03 minutes 00 seconds for a distance of 212.53 feet; thence 172 degrees 13 minutes 22 seconds for a distance of 98.06 feet. The sidelines of said easement being prolonged or shortened to conform with the property lines of the grantor of said easement.

Tax ID#: 09 8 34 0 001 063.000

250 Pink Dogwood Ln, Chelsea, AL 35043

Together with all and singular the tenements, hereditaments, and appurtenances, thereto or in any wise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, dower and the right of dower, property, possession, claim and demand whatsoever, as well in law as in equity of the said Grantor, of, in, and to the same and every part or parcel thereof, with the appurtenances.

This conveyance is subject to outstanding ad valorem taxes, restrictive covenants, rights of way, easement and reservations of record that apply to the hereinabove described real property as well as those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated March 7, 2016 and recorded in Instrument No. 20160307000071570, in the Office of the Judge of Probate of SHELBY County, Alabama.

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances, unto the said GRANTEE, heirs and assigns forever. GRANTOR does covenant with the said GRANTEE that it has not in any way encumbered or otherwise placed any lien upon the premises during its ownership thereof.

IN WITNESS WHEREOF, GRANTOR has hereunto set its hand and seal by its duly authorized officer on this 25 day of September, 2017.

Fannie Mae A/K/A Federal National Mortgage Association, by and through its attorney in fact Shapiro & Ingle, LLP



By: Erin L. Roberts Authorized Signatory

STATE OF NORTH CAROLINA


§

§

COUNTY OF MECKLENBERG

§

On this 25th day of September, 2017, before me, the undersigned Notary Public, personally appeared Erin L. Roberts personally known to me to be, an Authorized Signatory of Shapiro & Ingle, LLP and being by me duly sworn and known to me to be the person who executed the within instrument on behalf of said Shapiro & Ingle, LLP, a company that executed and whose name is subscribed to the within instrument as the attorney-in-fact for Fannie Mae A/K/A Federal National Mortgage Association and acknowledged to me that he/she subscribed the name of Fannie Mae A/K/A Federal National Mortgage Association thereto as principal and the name of Shapiro & Ingle, LLP as attorney-in-fact for said Fannie Mae A/K/A Federal National Mortgage Association and that said Company executed the same as such attorney in fact and that the authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of Probate Court, County of Montgomery, State of Alabama, on the Twenty-sixth day of December, 2016, RLPY Book 4915, Page 443.



Notary Public

My Commission Expires _____

THIS INSTRUMENT PREPARED BY:

Shapiro & Ingle, LLP

Attorneys at Law

10130 Perimeter Parkway, Suite 400

Charlotte, NC 28216



Real Estate Sales Validation Form

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

Grantor's Name Fannie Mae a/k/a Federal
Mailing Address National Mortgage Association
PO BOX 650043
Dallas, TX 75265-0043

Grantee's Name Stephen Foster and Jennifer Foster
Mailing Address P.O. Box 124
Chelsea, AL 35043

Property Address 250 Pink Dogwood Ln
Chelsea, AL 35043

Date of Sale _____
Total Purchase Price \$ 50,500.00
or
Actual Value \$

20171004000362540 10/04/2017 03:53:40 PM DEEDS 6/6 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 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 _____

Print Alicia Kim

☐ Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/04/2017 03:53:40 PM
\$31.00 CHERRY
20171004000362540

[Signature]