

POOR QUALITY

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Brittany Lawson

1040 Kings Way
Birmingham AL 35242

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two Hundred Sixty-Nine Thousand And 00/100 (\$269,000.00) to the undersigned, Fannie Mae aka Federal National Mortgage Association, by and through Sirote & Permutt, P.C., as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Brittany Lawson, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2564, according to the Survey of Highland Lakes, 25th Sector, Phase II, an Eddleman Community, as recorded in Map Book 36, Page 41, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument # 1994-07111 and amended in Inst. # 1996-17543 and further amended in Inst. # 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 25th Sector, Phase II, recorded as Instrument No. 20051229000667940 in Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
3. Subject to nonexclusive easement to use the private roadways and common area as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential
4. Subdivision, recorded as Inst. No. 1994-07111 and amended in Inst. No. 1996-17543, and further amended in
5. Inst. No. 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 25th Sector, Phase II, recorded in Inst. No. 20051229000667940, in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").
6. Subject to 10 foot easement along rear lot line as per plat
7. Public utility easements as shown by recorded plat, including any tree bufferline as shown on recorded plat
8. Title to all minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as result of the exercise of such rights as recorded in Book 28, Page 237; Inst. No. 1998-7776; Inst. No. 1998-7777 and Inst. No. 1998-7778, in said Probate Office.
9. Subject to the provision of Sections 2.3 and 2.6 of the Declaration, the property shall be subject to the following minimum setbacks: a. As per plot plan which must be approved by the ARC b. Rear Setback: 35 feet c. Side Setback: 15 feet
10. Right of Way to Birmingham Water and Sewer Board as recorded in Inst. No. 1997-4027 and Inst. No. 1996-25667, in the said Probate Office
11. Right of Way and Agreement with Alabama Power Company as to covenants pertaining thereto, to be recorded in said Probate Office.
12. Shelby Cable Agreement as set out in Inst. No. 1997-33476 in said Probate Office.
13. Lake Easement Agreement executed by Highland Lakes Properties, Ltd. And Highland Lakes Development, Ltd., providing for easements, use by others, and maintenance of Lake property as shown by instrument recorded in Inst. No. 1993-15705, in the Probate Office
14. Easement(s) for ingress and egress to serve Highland Lakes Development executed by Highland Lakes Development, Ltd., to Highland Lakes Properties, Ltd., recorded as Inst. No. 1993-15704 in said Probate Office.
15. Release(s) of damages as set out in Instrument(s) recorded in Inst. No. 20050505000214850.
16. Subject to any Highland Lakes Residential Association, Inc. restrictions.
17. Restrictions as shown on recorded plat.
18. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Inst. No. 20180129000030490, in the Probate Office of Shelby County, Alabama.

\$ 264,127⁰⁰ of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.

20180730000270270 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
07/30/2018 10:55:17 AM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 26th day of July, 2018.

Fannie Mae aka Federal National Mortgage Association
By and through Sirote & Permutt, P.C., as Attorney in Fact

By: _____

Its Attorney

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeff G. Underwood, whose name as Attorney of Sirote & Permutt, P.C., as Attorney in Fact for Fannie Mae aka Federal National Mortgage Association, 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, as such attorney and with full authority, executed the same voluntarily for and as the act of said association, acting in its capacity as Attorney in Fact as afore said.

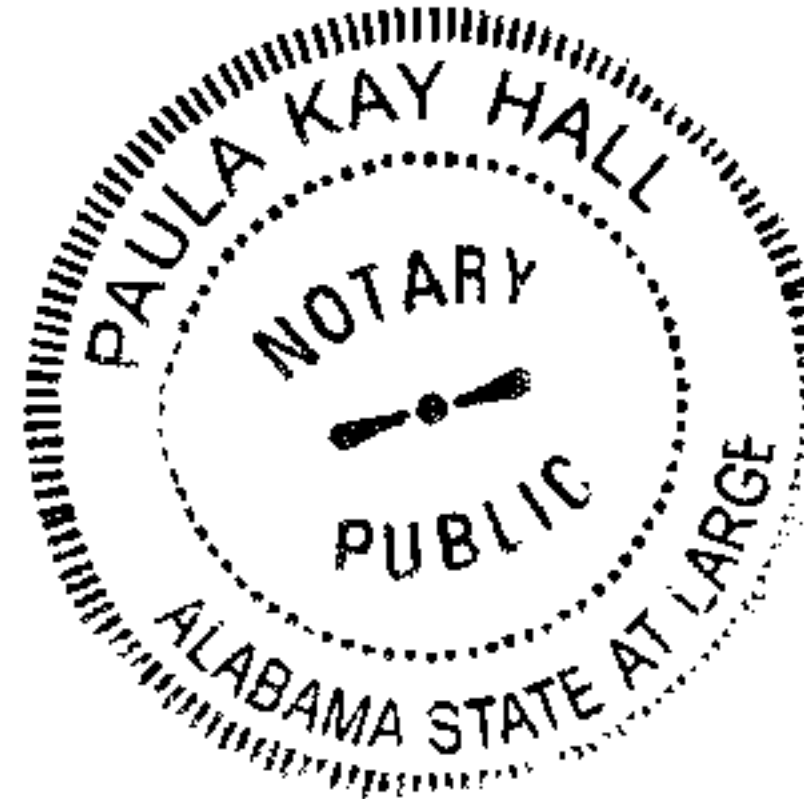
Given under my hand and official seal, this the 26th day of July, 2018.

NOTARY PUBLIC
My Commission Expires: 7-19-2020
AFFIX SEAL

2018-000106

A1800MG

Seller's Address:
Fannie Mae
PO Box 650043
Dallas, TX 75265-0043



20180730000270270 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
07/30/2018 10:55:17 AM FILED/CERT

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 aka Federal National
Mortgage Association
Mailing Address Fannie Mae aka Federal National
Mortgage Association, 5600
Granite Parkway
Plano, TX 75024

Grantee's Name Brittany Lawson
Mailing Address 1040 Kings Way
Birmingham AL 35242

Property Address 1040 Kings Way
Birmingham, Alabama 35242

Date of Sale 07/27/2018
Total Purchase Price \$269,000.00
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)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 07/27/2018

☐ Unattested

(verified by)

Print Brittany Lawson

Sign

(Grantor/Grantee/Owner/Agent) circle one

20180730000270270 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
07/30/2018 10:55:17 AM FILED/CERT

Form RT-1