

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

Send Tax Notice to:
Matthew Forester
Kelly Forester
318 Calloway Terrace
Pelham, AL 35124

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Sixty-Nine Thousand Nine Hundred And 00/100 (\$169,900.00) to the undersigned, Fannie Mae a/k/a Federal National Mortgage Association, a corporation, by and through Sirote & Permutt, P.C., as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Matthew Forester, and Kelly Forester, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 94, according to the Survey of Villas Belvedere, as recorded in Map Book 29, Page 27 A & B, in the Probate Office of Shelby County, Alabama.

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 Grantees herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Instrument Number 2002-18725.
4. Restrictive covenant as recorded in Instrument Number 2002-29589 and Instrument Number 2001-50211.
5. 10 foot easement on rear, as shown by recorded map. (Lot 28)
6. 5 foot easement on front, as shown by recorded map. (Lots 28, 76, 81, 87 & 94)
7. 20 foot easement on rear, as shown by recorded map. (Lots 87 & 94).
8. Subdivision restrictions shown on record plat in Map Book 29, Page 27, provide for Construction of Single Family Residence only.
9. Mineral and mining rights and rights incident thereto recorded in Instrument 1999-28267, in the Probate Office of Shelby County, Alabama.
10. Right of way to Shelby County, recorded in Volume 196, Page 248, in the Probate Office of Shelby County, Alabama.
11. Declaration of Covenants, Conditions and Restrictions for Villas Belvedere, A Residential Subdivision, dated November 19, 2001, and recorded on November 20, 2001 as Instrument No. 2001-50211 in the Probate Office of Shelby County, Alabama.
12. Restrictions as shown on recorded plat.



20131122000459620 1/3 \$25.50
Shelby Cnty Judge of Probate, AL
11/22/2013 02:22:53 PM FILED/CERT

Shelby County, AL 11/22/2013
State of Alabama
Deed Tax: \$5.50

13-1487

13. 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 Instrument Number 20130411000150370, in the Probate Office of Shelby County, Alabama.

\$ 164,800.00 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 Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy thereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 15th day of November, 2013.

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

By: _____

Its Attorney

STATE OF ALABAMA

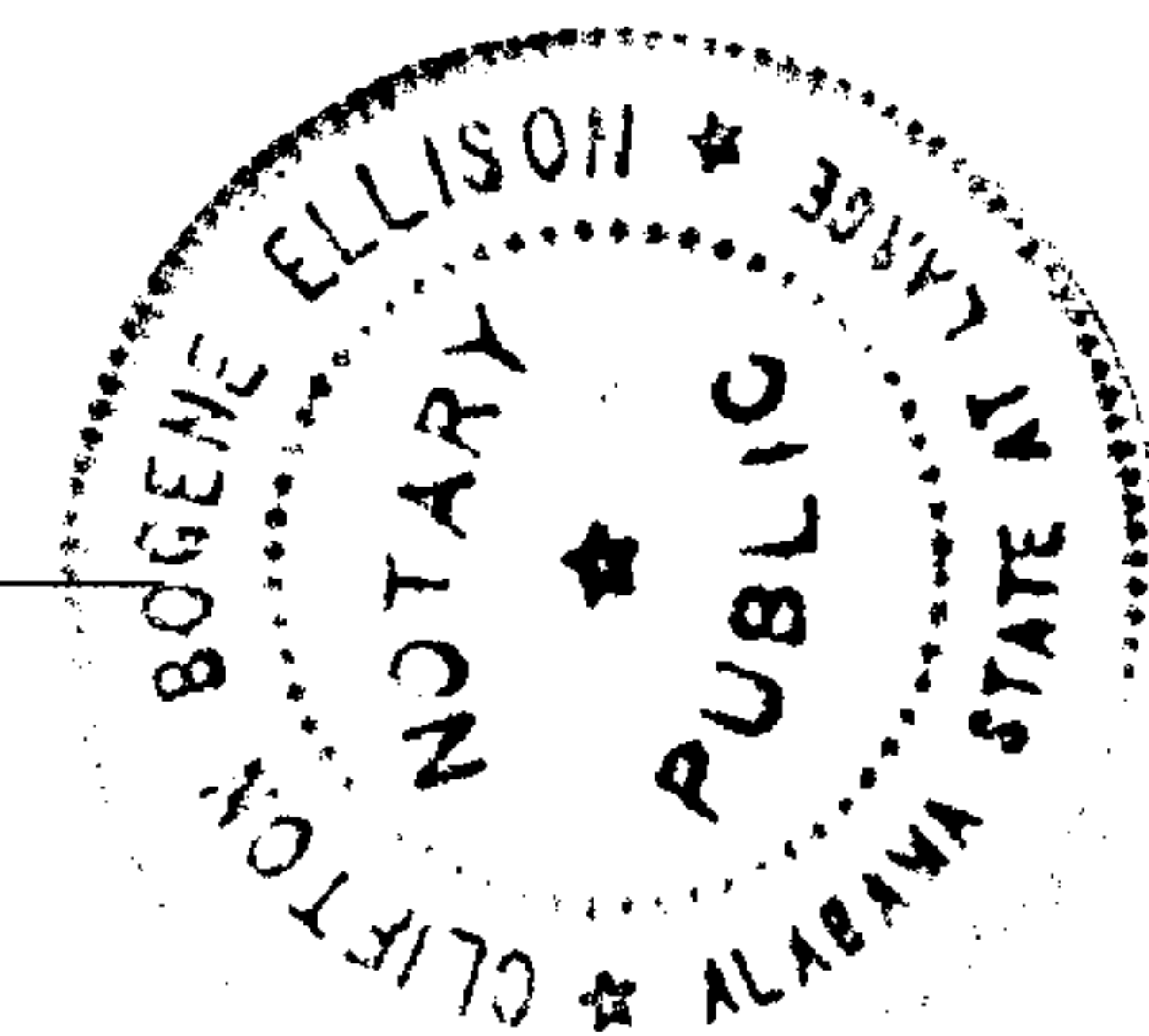
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Caroline E. Walker, whose name as Attorney of Sirote & Permutt, P.C., as Attorney in Fact for Fannie Mae a/k/a Federal National Mortgage Association, a corporation, 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, her, as such attorney and with full authority, executed the same voluntarily for and as the act of said Corporation, acting in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 15th day of November, 2013.



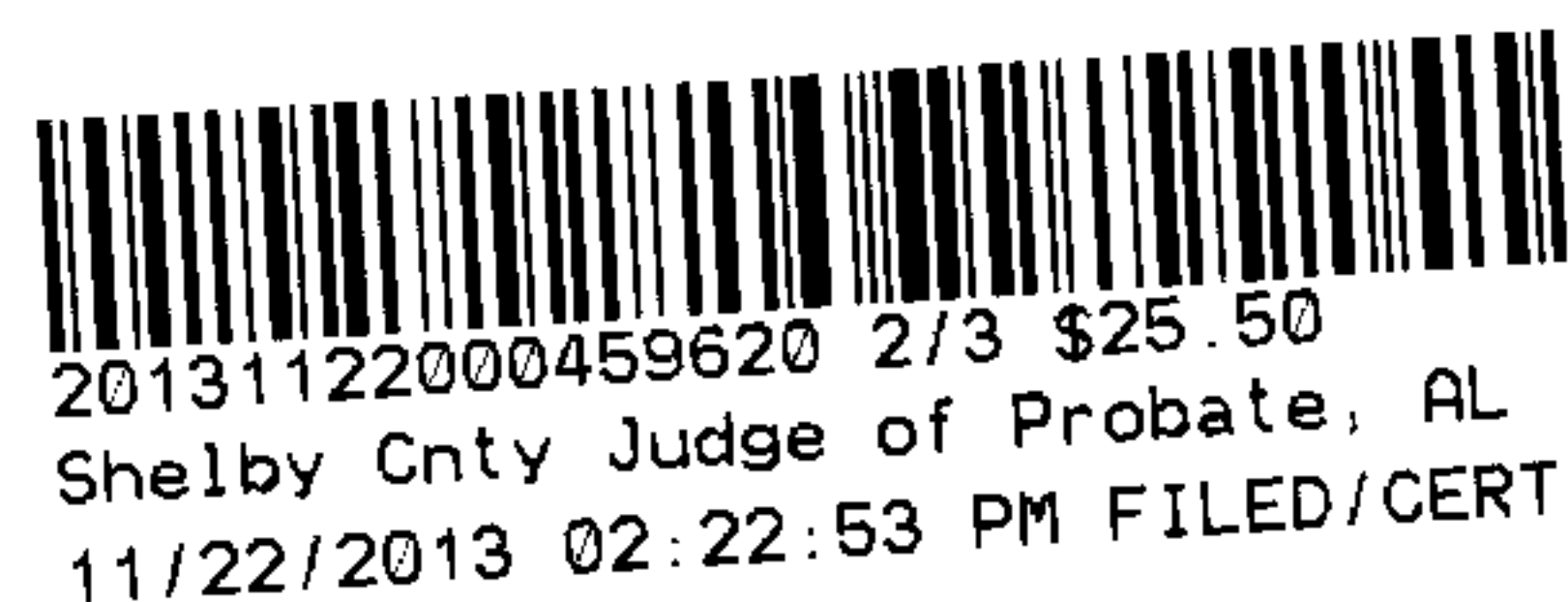
NOTARY PUBLIC
My Commission Expires:
AFFIX SEAL



2013-000869

A130H8F

MY COMMISSION EXPIRES 03/07/2017



Real Estate Sales Validation Form

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

Grantor's Name: Fannie Mae

Grantee's Name: Matthew Forester
Kelly Forester

Mailing Address: 14221 Dallas Parkway, Ste 1000
Dallas, TX 75254

Mailing Address: 318 Calloway Terrace
Pelham, AL 35124

Property Address: 230 Vineyard Lane
Birmingham, AL 35242

Date of Sale: 11/19/13

Total Purchase Price: \$ 169,900.00

OR Actual Value: \$ _____

OR Assessor's Value: \$ _____

The Purchase Price or Actual Value claimed on this form can be verified in the following documentary evidence: (Recordation of 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 is 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 an 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 § 40-22-1 (h).

Date: 11/19/13


Print Name: Matthew Forester

Signature: [Signature]

☐ Grantor ☒ Grantee ☐ Owner ☐ Agent

☐ Unattested _____

(Verified by)


20131122000459620 3/3 \$25.50
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