

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

Send Tax Notice to:  
Ashley E. Meyers

1640 King James Drive  
~~Alabaster, AL 35007~~

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Seventy-Two Thousand And 00/100 (\$72,000.00) 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 Ashley E. Meyers, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 43, according to the Survey of Kingwood Townhomes, Phase Two, as recorded in Map Book 9, Page 73, 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 Grantee herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Book 059 Page 384.
4. Restrictive covenant as recorded in Book 053 Page 908.
5. Agreement for Underground Residential Distribution in Subdivisions in favor of Alabama Power recorded 3/3/1987 in Book 117 Page 598.
6. Restrictive Covenant recorded 8/12/1987 in Book 145 Page 429.
7. Easement for W.T. Booth Construction Company, Inc. recorded 9/24/1987 in Book 152 Page 505.
8. Restrictions as shown on recorded plat.
9. 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 20140620000187490, in the Probate Office of Shelby County, Alabama.

\$ 72,000 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

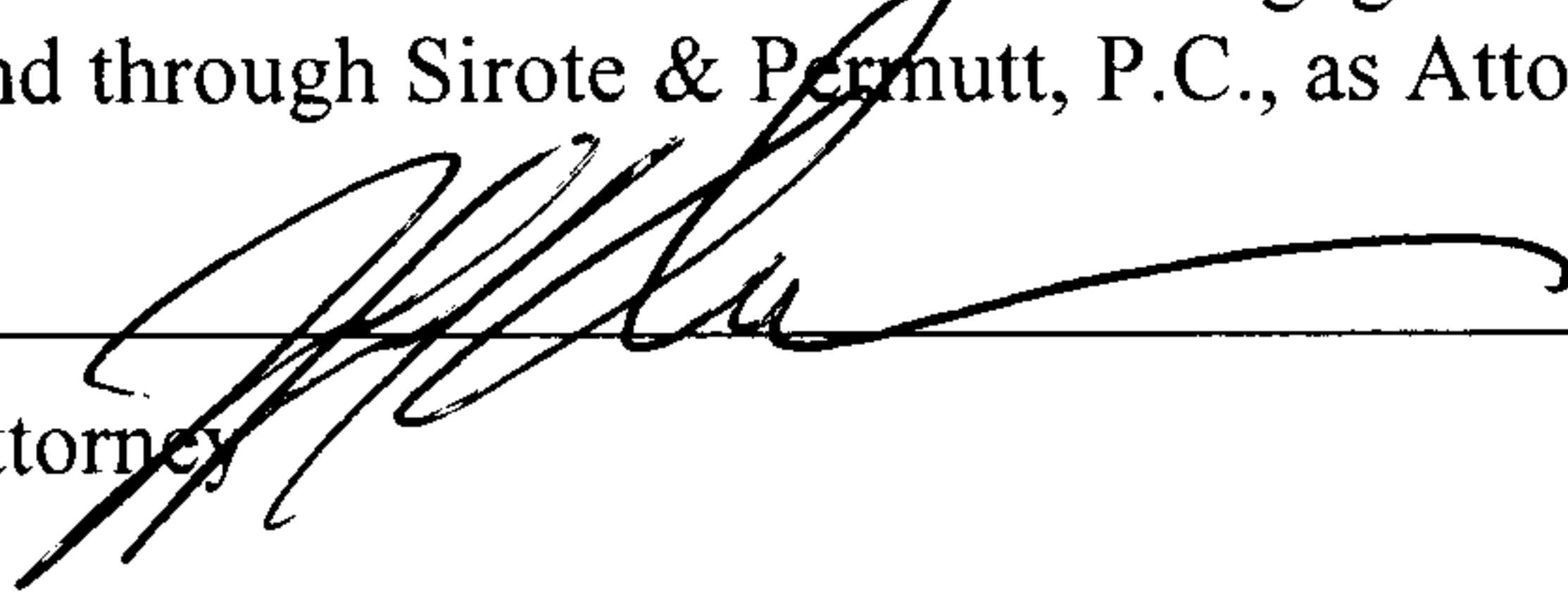
This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

15011

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

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 3rd day of February, 2015.

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

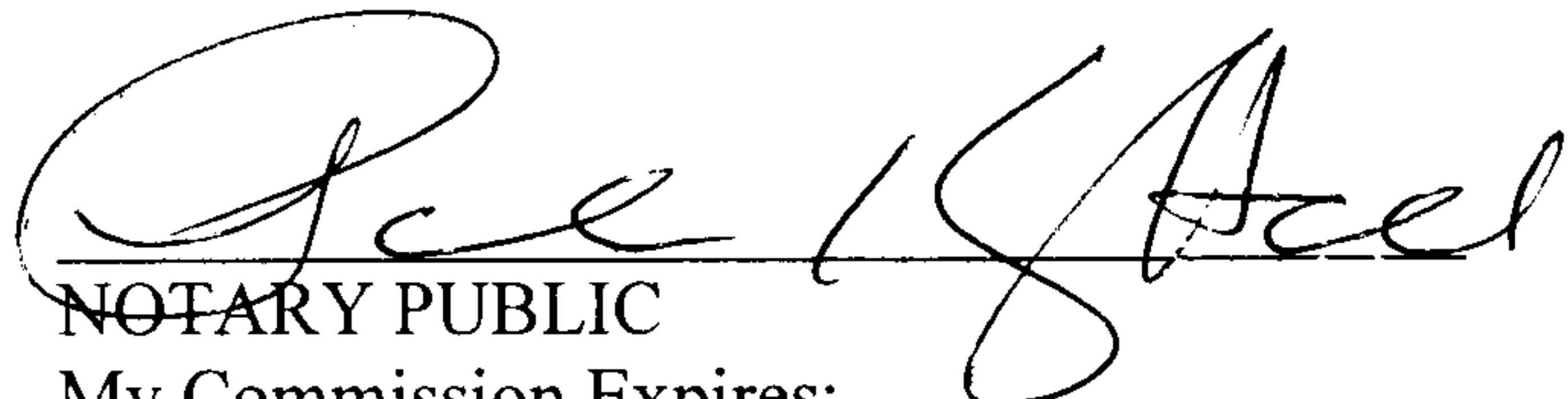
By:   
Its Attorney

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 aforesaid.

Given under my hand and official seal, this the 3rd day of February, 2015.

  
NOTARY PUBLIC  
My Commission Expires:  
AFFIX SEAL

2014-001546

A140VWG

MY COMMISSION EXPIRES 08/06/2016

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

# 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 and aka Federal  
National Mortgage Assoc and ,  
and Asset #A140VWG**

Grantee's Name **Ashley E. Meyers**

Mailing Address 1640 King James Drive  
Alabaster, AL 35007

**Mailing Address** **258 Jasmine Drive**  
**Alabaster, AL 35007**

Property Address **1640 King James Drive**  
**Alabaster, AL 35007**

**Date of Sale** February 6, 2015

**Total Purchase Price \$72,000.00**

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



20150211000044990 3/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
02/11/2015 12:45:50 PM FILED/CERT

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 **February 6, 2015**

Print William Cook

Unattested

(verified by)

Sign 

(Grantor/Grantee/Owner/Agent) circle one

SS  
15011