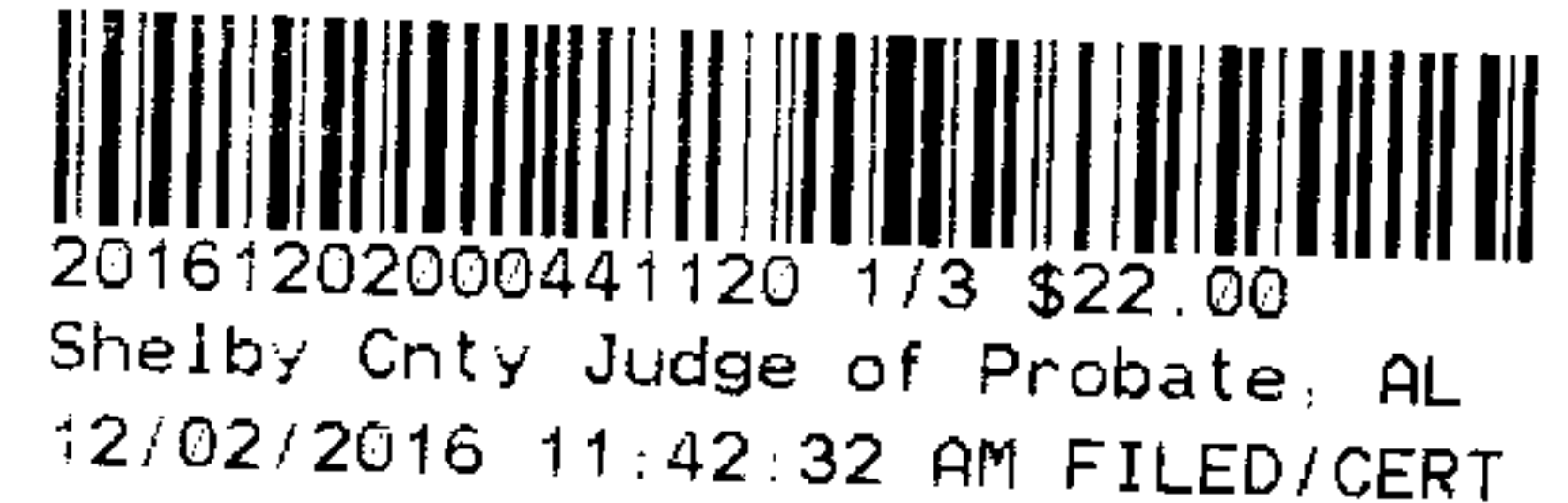


This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Trinidad Chavez Martinez

2001 Butler Road
Alabaster, AL 35007

SPECIAL WARRANTY DEED



STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Ninety-Four Thousand Five Hundred Seventy-Five And 00/100 (\$94,575.00) 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 Trinidad Chavez Martinez, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

A lot in the SW 1/4 of the SW 1/4 of Section 14, Township 21 South, Range 3 West, described as follows; Commence at the Southwest corner of the SW 1/4 of SW 1/4, Section 14, Township 21 South, Range 3 West; thence turn East along the South line of said Section 14, a distance of 604.00 feet to the of beginning; thence turn an angle of 90 degrees 35 minutes to the left and run along the centerline of a ditch a distance of 295.00 feet; thence turn an angle of 91 degrees 00 minutes to the right and run a distance of 101.00 feet; thence turn an angle of 84 degrees 19 minutes to the right and run a distance of 294.59 feet to the South line of said Section 14; thence turn an angle of 95 degrees 16 minutes to the right and run a distance of 125.00 feet to the point of beginning; being situated in the SW 1/4 of the SW 1/4 of Section 14, Township 21 South, Range 3 West 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. Easements, rights of ways, building lines, restrictions, covenants, conditions, reservations and limitations affecting the land.
4. 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 No. 20160713000243460, in the Probate Office of Shelby County, Alabama.

\$85,117.00 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 Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 28th day of November, 2016.

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 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, her, 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 28th day of November, 2016.


NOTARY PUBLIC
My Commission Expires: 07-19-2020
AFFIX SEAL

2016-000709

A160C8W

Seller's Address:

Fannie Mae

PO Box 650043

Dallas, TX 75265-0043



20161202000441120 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
12/02/2016 11:42:32 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, 14221
Dallas Parkway, Suite 1000
Dallas, TX 75254

Grantee's Name Trinidad Chavez Martinez
Mailing Address 2001 Butler Road
Alabaster, AL 35007

Property Address 2001 Butler Road
Alabaster, AL 35007

Date of Sale 11/30/2016
Total Purchase Price \$94,575.00
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 ☐ 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 11/30/2016

☐ Unattested
☐ (verified by)

Print Trinidad Chavez Martinez
Sign Trinidad Chavez Martinez
(Grantor/Grantee/Owner/Agent) circle one

20161202000441120 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
12/02/2016 11:42:32 AM FILED/CERT