

STATE OF ALABAMA

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**SPECIAL WARRANTY DEED**

COUNTY OF SHELBY

**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 aka Federal National Mortgage Association, PO Box 650043, Dallas, TX 75265-0043, herein referred to as GRANTOR, by Eivo Hernandez Salas and Consuelo Rivera, 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:

Begin at the Northwest corner of the Northeast Quarter of Northwest Quarter, Section 17, Township 21, Range 3 West, run thence south along the West boundary of said Northeast Quarter or Northwest Quarter a distance of 501.6 feet, turn left an angle of 88 degrees 14 minutes a distance or 200.0 feet for point of beginning; thence continue said course a distance or 704.0 feet; thence right an angle or 64 degrees 39 minutes a distance or 15.5 feet to center line of paved county road, turn right an angle of 90 degrees 00 minutes along: said centerline a distance of 228.28 feet, turn left an angle of 1 degrees 10 minutes and continue along said centerline a distance of 393.6 feet, turn left an angle of 3 degrees 56 minutes and continue along said centerline a distance of 158.07 feet, turn right an angle of 118 degrees 41 minutes a distance of 370.06 feet to point of beginning in the Northeast Quarter of Northwest Quarter, Section 17, Township 21, Range 3 West, Shelby County, Alabama.

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AND

EXCEPT:

A parcel of land located In the Northeast Quarter of Northwest Quarter of Section 17, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northwest corner of said Quarter-Quarter section; thence in a Southerly direction along the West line of said Quarter-Quarter section a distance of 501.6 feet; thence 88 degrees 14 minutes left, in an easterly direction a distance or 200.00 feet to the point of beginning; thence continue in an Easterly direction along last described course a distance of 223.58 feet: thence 79 degrees 04 minute 23 seconds right in a Southeasterly direction a distance of 229.43 feet to the centerline of a paved county road; thence 72 degrees 37 minutes right in a southwesterly direction along said centerline a distance of 183.00 feet; thence 2 degrees 57 minutes 07 seconds left, in a southwesterly direction along said centerline a distance of 109.62 feet; thence 118 degrees 41 minutes (measured 119 degrees 26 minutes 33 seconds), right in a Northerly direction a distance of 370.06 feet (measured 369.15 feet) to the point of beginning, except right of way within paved county road.

Tax ID#: 23 4 17 0 000 007.000

434 Highway 260, Alabaster, AL 35114

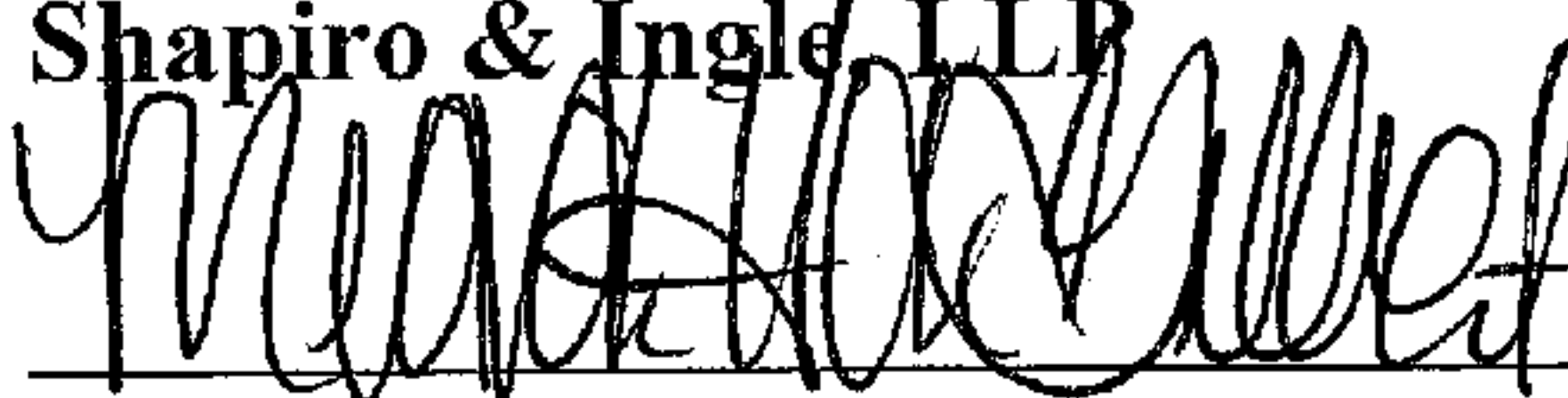
Together with all and singular the tenements, hereditaments, and appurtenances, thereto or in any wise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, dower and the right of dower, property, 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 January 31, 2017 and recorded in Instrument No. 20170131000037470, 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 8 day of JANUARY, 2018.

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



By: Megan Hawn Gilbert Authorized Signatory

STATE OF NORTH CAROLINA

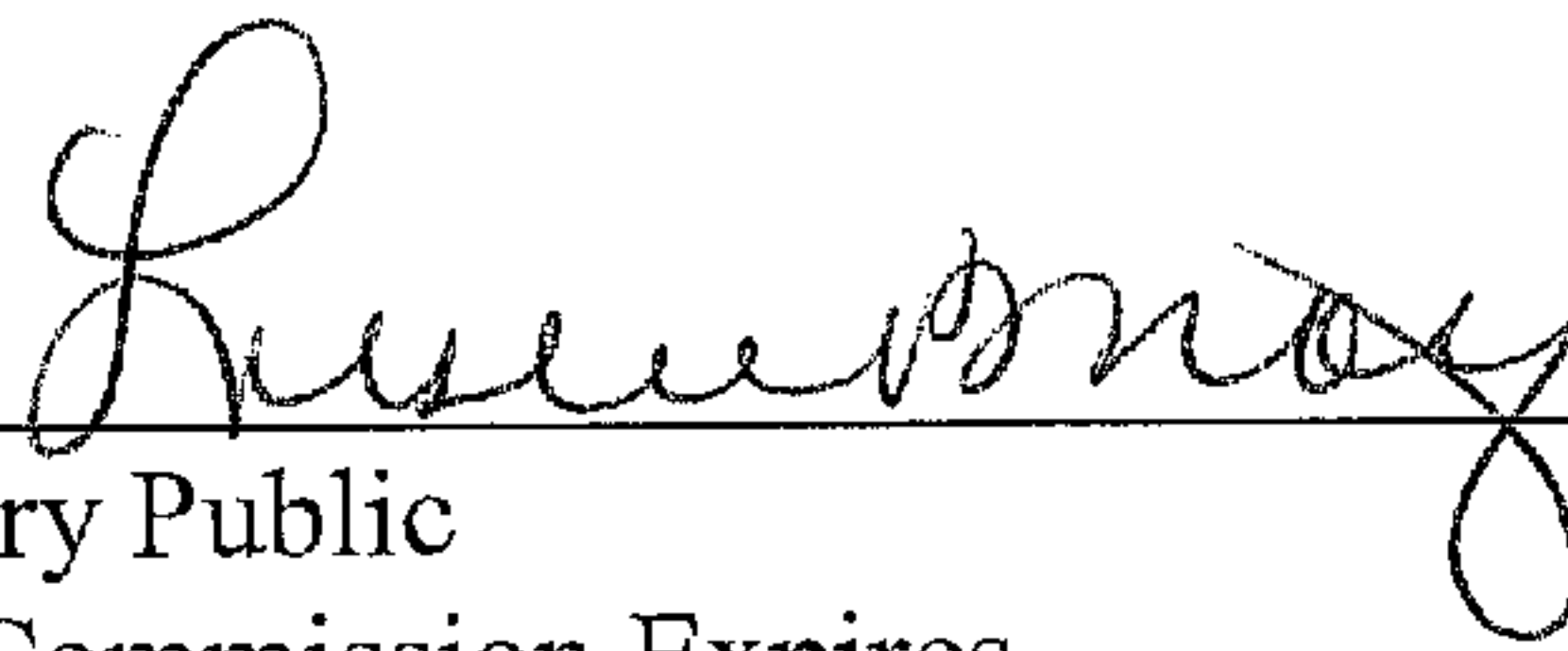
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COUNTY OF MECKLENBERG

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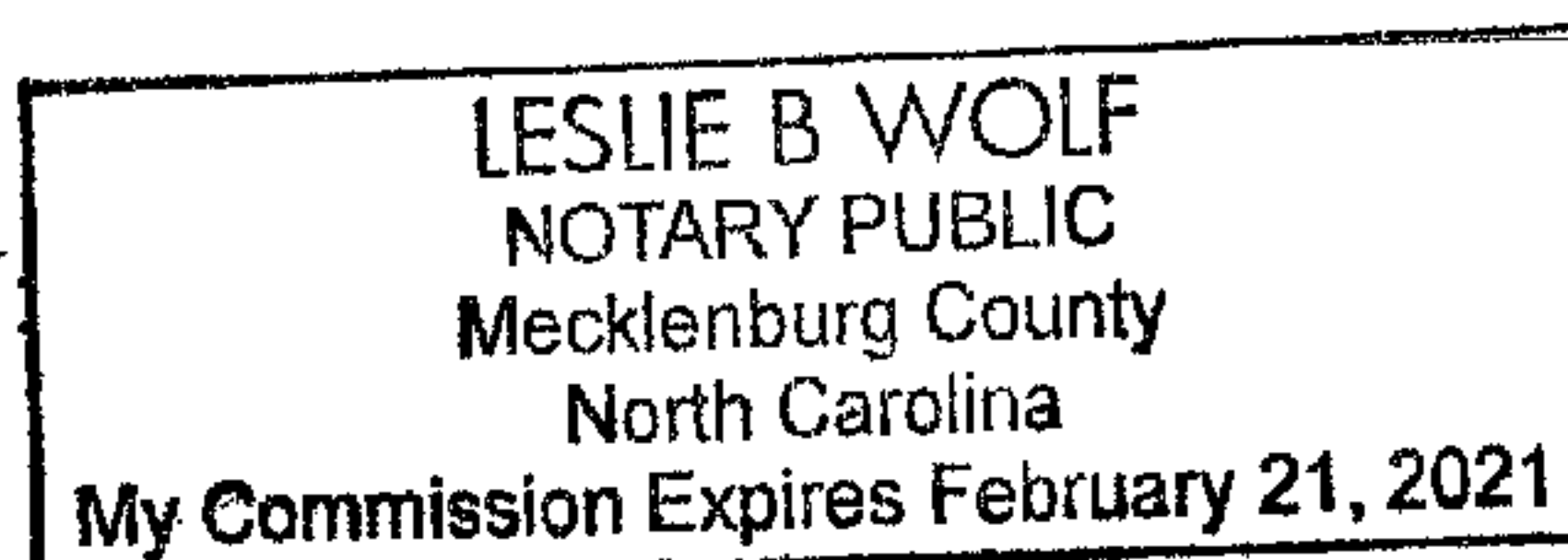
On this 2nd day of January, 2018, before me, the undersigned Notary Public, personally appeared Megan Hawn Gilbert personally known to me to be, an Authorized Signatory of Shapiro & Ingle, LLP and being by me duly sworn and known to me to be the person who executed the within instrument on behalf of 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 aka Federal National Mortgage Association and acknowledged to me that he/she subscribed the name of Fannie Mae aka Federal National Mortgage Association thereto as principal and the name of Shapiro & Ingle, LLP as attorney-in-fact for said Fannie Mae aka 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







Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
01/12/2018 02:29:33 PM  
\$87.00 JESSICA  
20180112000014010

20180112000014010 01/12/2018 02:29:33 PM DEEDS 4/4

### Real Estate Sales Validation Form

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

Grantor's Name	<u>Fannie Mae a/k/a Federal</u>	Grantee's Name	<u>Eivo Hernandez Salas and</u>
Mailing Address	<u>National Mortgage Association</u>	Mailing Address	<u>Consuelo Rivera</u>
	<u>PO BOX 650043</u>		<u>Property address</u>
	<u>Dallas, TX 75265-0043</u>		
Property Address	<u>434 Highway 260</u>	Date of Sale	<u>1/12/18</u>
	<u>Alabaster, AL 35114</u>	Total Purchase Price	<u>\$ 63,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 1/8/2018

Print Alicia Kim

Sign

☐ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1