

20191023000389360
10/23/2019 08:04:48 AM
DEEDS 1/3

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

Send Tax Notice to:
Solomon Minatee
Johndria Minatee

410 Highway 6
Calera AL 35040

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Fifty-Four Thousand Six Hundred And 00/100 (\$154,600.00) 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Solomon Minatee, and Johndria Minatee, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of the Southwest Quarter of the Northeast Quarter of Section 11, Township 24 North, Range 13 East; thence South 87 degrees 57 minutes 16 seconds East and run 1071.48 feet; thence South 02 degrees 02 minutes 44 seconds West and run 215.74 feet to the point of beginning, said point being on the Southerly right of way line of County Road No. 6 and being on a curve to the right having a central angle of 01 degrees 11 minutes 27 seconds and a radius of 1611.10 feet; thence along the chord of said curve South 82 degrees 53 minutes 58 seconds East and run a chord distance of 33.49 feet to the end of said curve; thence along said right of way line South 82 degrees 18 minutes 14 seconds and run 150.11 feet to the intersection of Southerly right of way line of County Road No. 6 and the Westerly right of way line of County Road No. 67, said point being on a curve to the right having a central angle of 10 degrees 52 minutes 26 seconds and a radius of 412.25 feet; thence along the chord of said curve South 11 degrees 45 minutes 44 seconds West and run a chord distance of 78.12 feet to the end of said curve; thence South 17 degrees 11 minutes 58 seconds West along last described right of way line South 17 degrees 11 minutes 58 seconds and run 146.42 feet; thence North 72 degrees 48 minutes 03 seconds West and run 218.35 feet; thence North 25 degrees 59 minutes 29 seconds East and run 195.84 feet back to the point of beginning.

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. Easements, rights of way, 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 # 20190613000208800, in the Probate Office of Shelby County, Alabama.

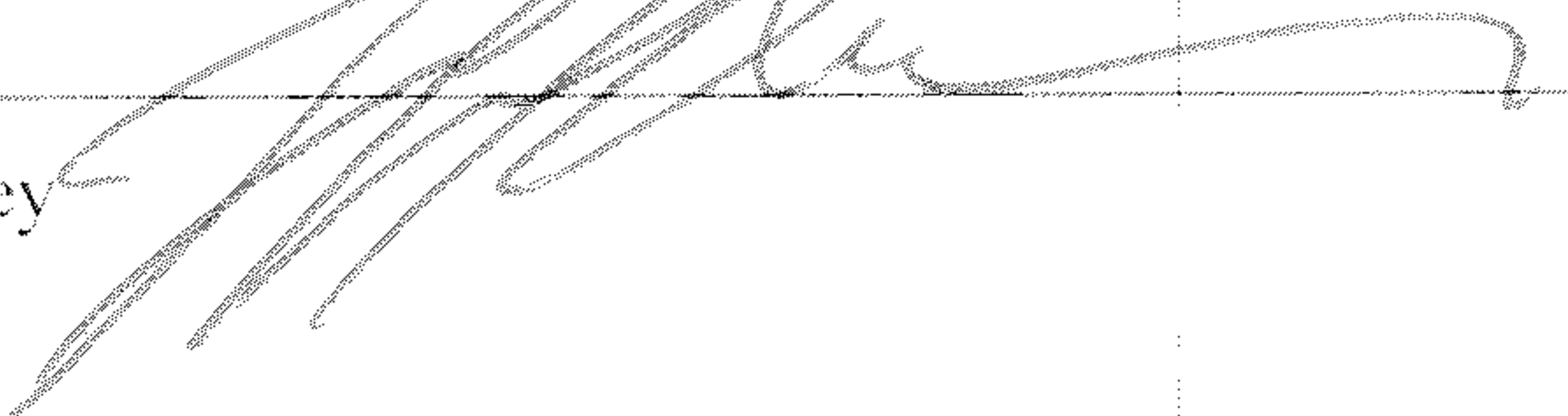
\$242,094.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously.

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 21st day of October, 2019.

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

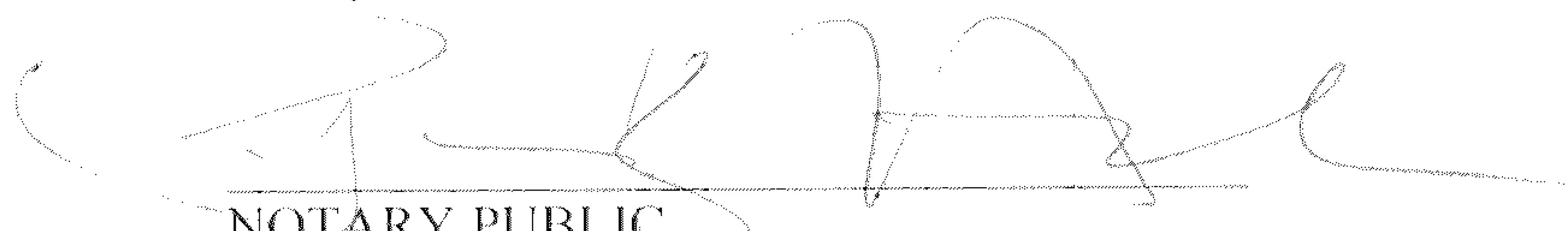
By: 
Its Attorney

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.

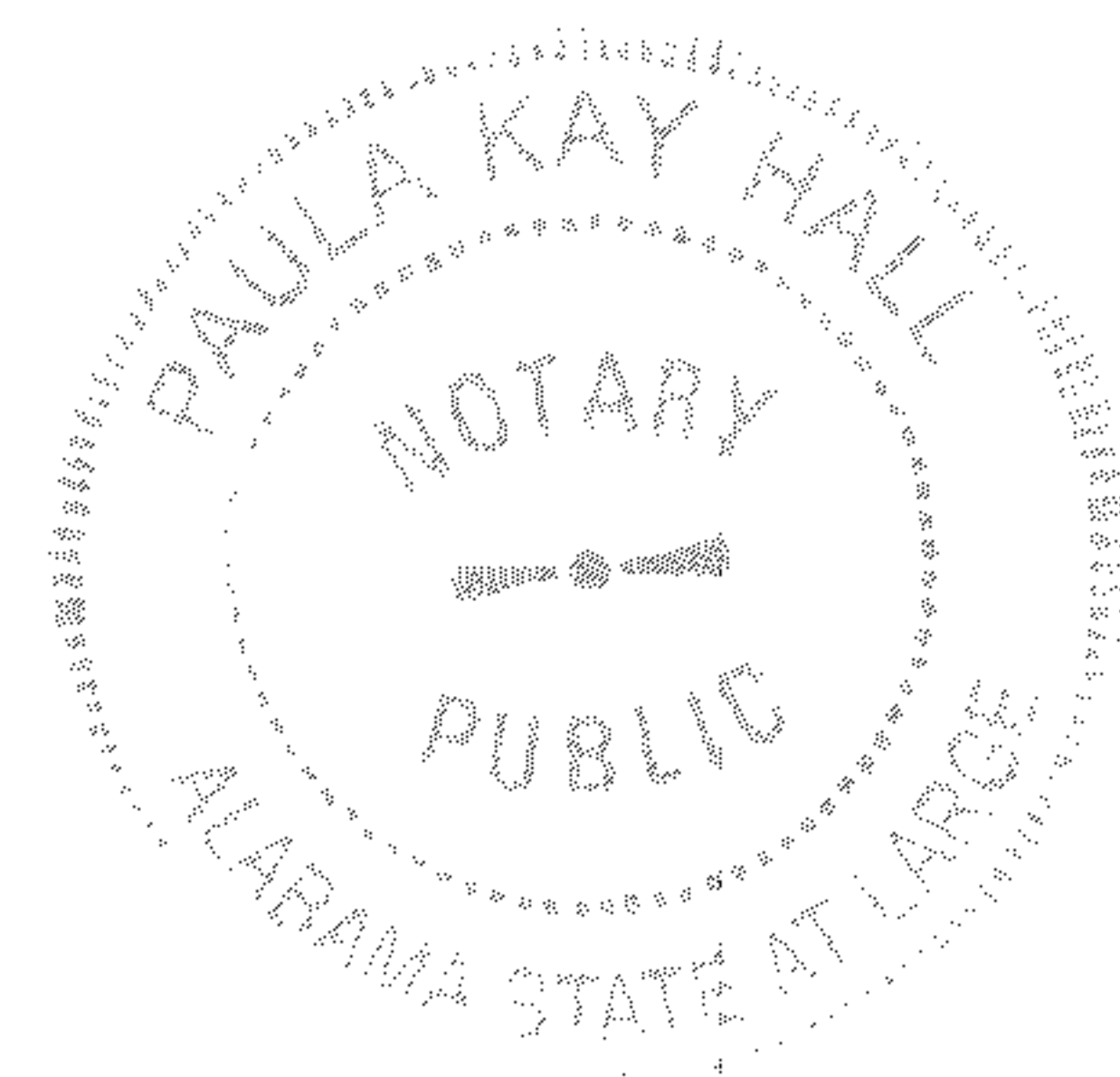
Given under my hand and official seal, this the 21st day of October, 2019.


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

2018-000753

A19038Y

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

Grantee's Name Solomon Minatee, Johndria Minatee
Mailing Address 410 Highway C
Calera AL 35040

Property Address 410 Hwy 6
Calera, AL 35040

Date of Sale 10/22/2019
Total Purchase Price \$154,600.00
or
Actual Value \$
or
Assessor's Market Value \$

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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 10/22/2019

Print Solomon Minatee

☐ Unattested

(verified by)

Sign Solomon Minatee
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/23/2019 08:04:48 AM
\$29.00 CHERRY
20191023000389360

Allen S. Bezel

Form RT-1