

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

Send Tax Notice to:
Keith Dunaway
620 Highway 301
Calera, AL 35040

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred fifty-seven thousand and 00/100 Dollars (\$157,000.00) 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 Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Keith Dunaway, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of Section 6, Township 24 North, Range 14 East, Shelby County, Alabama and run thence South 00 degrees 00 minutes 00 seconds East along the West line of said 1/4-1/4 Section a distance of 345.51 feet to a set rebar corner and the Point of Beginning of the property being described; thence continue South 00 degrees 00 minutes 00 seconds East a distance of 318.28 feet to a set rebar corner; thence run South 89 degrees 07 minutes 07 seconds East a distance of 1,089.34 feet to a set rebar corner of the West margin of Shelby County Road Number 301 in a curve to the left having a central angle of 31 degrees 11 minutes 27 seconds and a radius of 402.47 feet; thence run Northerly along the West margin of said road and the arc of said curve an arc distance of 219.06 feet to the P.T. of said curve; thence run North 14 degrees 16 minutes 55 seconds West along said margin of said road a tangent distance of 80.14 feet to the P.C. of a curve to the left having a central angle of 01 degrees 38 minutes 51 seconds and a radius of 886.48 feet; thence run Northwesterly along said margin of said road an arc distance of 25.49 feet to a set rebar corner; thence run North 89 degrees 07 minutes 07 seconds West a distance of 1,067.89 feet to the Point of beginning. According to survey of Joseph E. Conn, Jr., RLS Number 9049, dated March 28, 2001.

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. Mineral and mining rights excepted.
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. 20120529000187820, in the Probate Office of Shelby County, Alabama.

\$ 149,150.00 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.

Shelby County, AL 08/30/2012
State of Alabama
Deed Tax: \$8.00



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 24th day of August, 2012.

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 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, he, 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 24th day of August, 2012.



NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2012-001715

MY COMMISSION EXPIRES NOVEMBER 12, 2013

A120V0C



20120830000328040 2/3 \$26.00
Shelby Cnty Judge of Probate, AL
08/30/2012 01:45:13 PM FILED/CERT

Real Estate Sales Validation Form

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

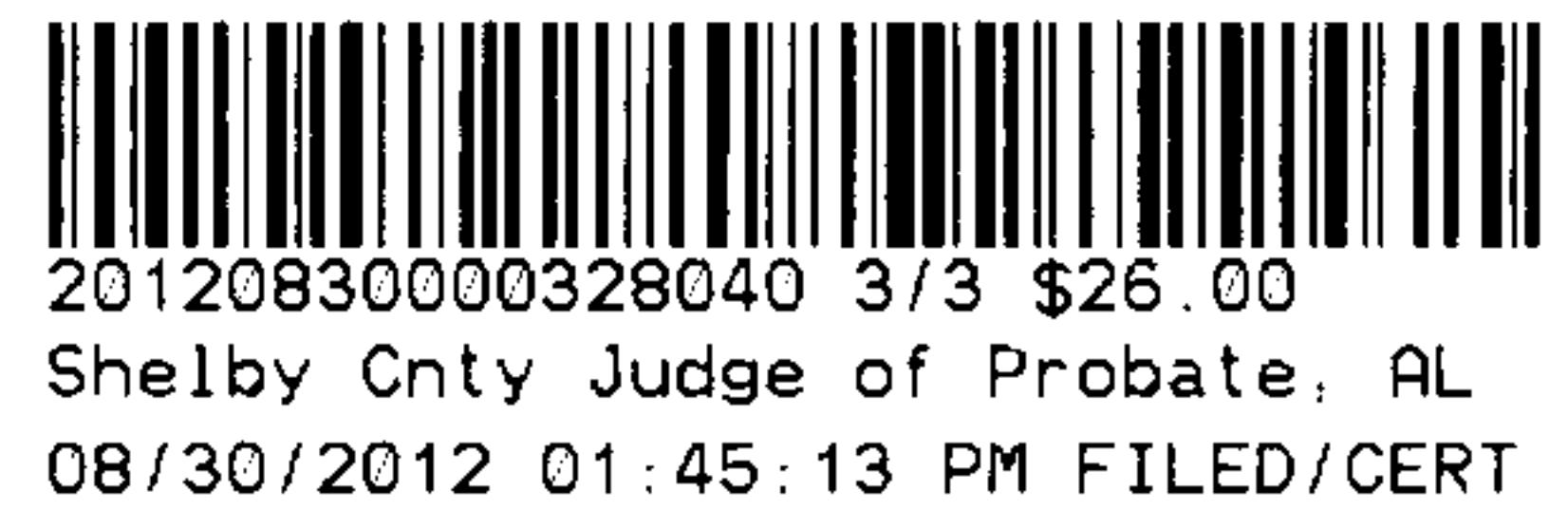
Grantor's Name FNMA - FED. NATL. MORTGAGE ASSOC. Grantee's Name KEITH DUNAWAY
 Mailing Address 14221 DALLAS PARKWAY Mailing Address 620 HIGHWAY 301
SUITE 1000 CALEBA, AL 35040
DALLAS, TX 75254

Property Address 620 HIGHWAY 301 Date of Sale 8/27/12
CALEBA, AL Total Purchase Price \$ 157,000
35040 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



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 8/27/12

Print MALCOLM S. MCLEOD

Unattested

(Signature)
 (verified by)

Sign

(Signature)
 (Grantor/Grantee/Owner/Agent) circle one