


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


20120906000336800 1/3 \$20.00
Shelby Cnty Judge of Probate, AL
09/06/2012 10:52:42 AM FILED/CERT

Send Tax Notice to:
Michael Skyler Torian

.8 Rossburg Drive
Valera, AL 35040

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred three thousand two hundred and 00/100 Dollars (\$103,200.00) to the undersigned, Fannie Mae aka 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 Michael Skyler Torian, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 8, according to the Survey of Rossburg, Sector 1, as recorded in Map Book 35 Page 124, in the Probate Office of Shelby County, Alabama; being situated in 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 Volume 220 page 46 and Volume 103, page 171 and Volume 294 page 581.
4. Restrictive covenant as recorded in Instrument Number 2005 page 5692.
5. Mineral and mining rights as recorded in Instrument Number 20060801000368240.
6. Ordinance No.. 2004-42 recorded in Instrument Number 2004-54244.
7. Easement recorded in Instrument Number 2005-5693.
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 20120418000133570, in the Probate Office of Shelby County, Alabama.

\$ 101,330 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.



12-0674

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 24th day of August, 2012.

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

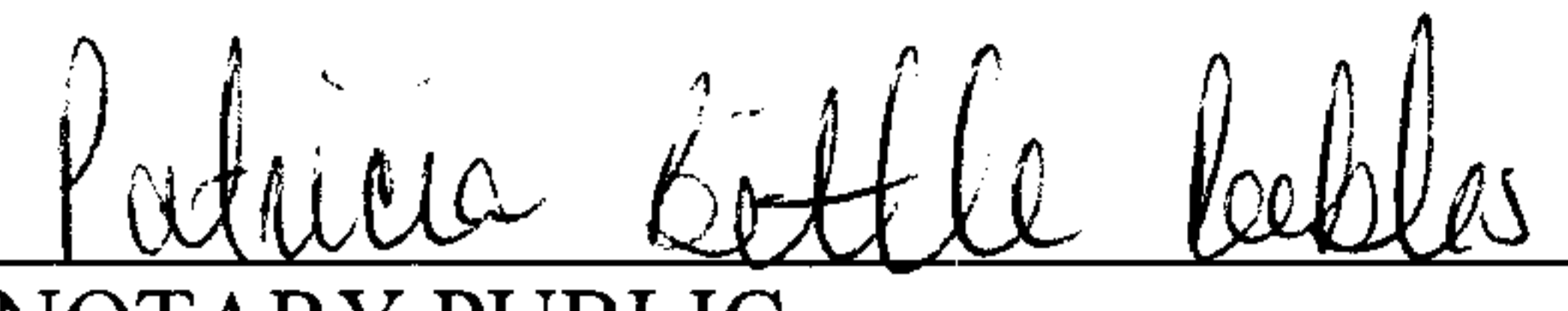
By: 
Its Attorney

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 aka 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.

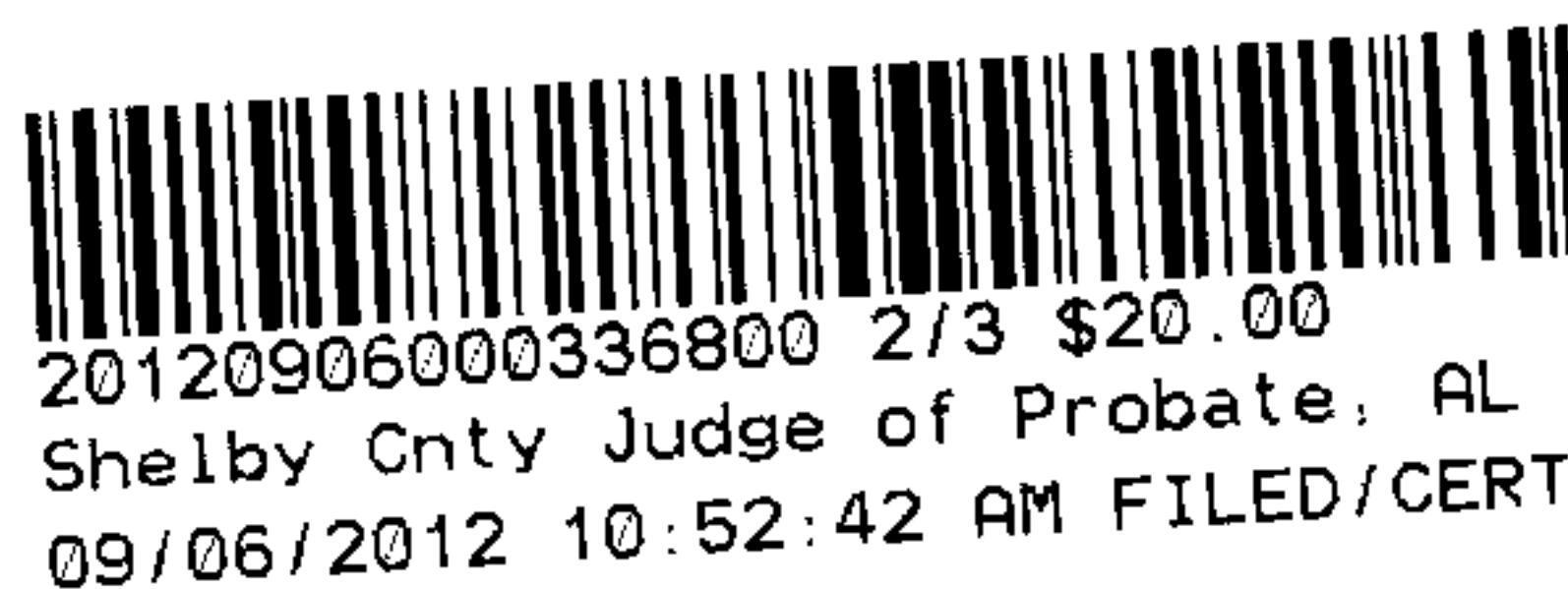
Given under my hand and official seal, this the 24th day of August, 2012.


NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2012-001253

MY COMMISSION EXPIRES NOVEMBER 12, 2013

A120MHS



Real Estate Sales Validation Form

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

Grantor's Name: Fannie Mae by Srote + Permutt PC Grantee's Name: Michael Skyley Torian Ashley B. Torian

Mailing Address: 2311 Highland Ave S Birmingham, AL 35205 Mailing Address: 128 Rossburg Dr. Calera AL 35040

Property Address: 128 Rossburg Dr. Calera AL 35040



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Date of Sale: 8/27/12 Total Purchase Price: \$ 103,200
OR Actual Value: \$ _____
OR Assessor's Value: \$ _____

The Purchase Price or Actual Value claimed on this form can be verified in the following documentary evidence: (Recordation of 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 is 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 an 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 § 40-22-1 (h).

Date: 8/27/2012

Print Name: Michael Skyley Torian

Signature: [Signature]

☐ Grantor ☒ Grantee ☐ Owner ☐ Agent

☐ Unattested _____
(Verified by)

Shelby County, AL 09/06/2012
State of Alabama
Deed Tax: \$2.00

120674