

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

Send Tax Notice to:  
Michael A. Howell

155 Perkins Landing Road  
Columbiana, AL 35051

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred forty-three thousand five hundred and 00/100 Dollars (\$143,500.00) 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 Michael A. Howell, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 46, according to survey of Perkins Landing Sectors 1 & 2, a Condominium, in Shelby County, Alabama, as established by that certain Declaration of Condominium as recorded in Instrument 2000-24647, and Articles of Incorporation of Perkins Landing Residential Association, Inc., as recorded in Instrument 2000-24648 in the Probate Office of Shelby County, Alabama together with an undivided 1/51 interest in the common elements of Perkins Landing sectors 1 & 2, a condominium, as set out in the declaration of condominium and according to the survey of Perkins Landing sectors 1 & 2, a Condominium, recorded in Map 27, Page 33, and that certain resurvey of Lots 14, 15, 28,29 and Common area E as recorded in Map 27, Page 130, in the Probate Office of Shelby County, Alabama. And Lot 45, according to the survey of Perkins Landing Sectors 1 and 2, as recorded in Map Book 27, Page 33, in the Probate Office of 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. Restrictive covenant as recorded in Instrument No. 2000-24647.
4. Mineral and mining rights excepted.
5. Restrictions as shown on recorded plat.
6. 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. 20120510000164330, in the Probate Office of Shelby County, Alabama.

\$ 135,800.00 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 26th day of October, 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 26th day of October, 2012.

*Patricia Little Robles*

NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2012-001447

MY COMMISSION EXPIRES NOVEMBER 12, 2013

A120RV5

20121113000435640 2/3 \$26.00  
Shelby Cnty Judge of Probate, AL  
11/13/2012 03:16:38 PM FILED/CERT

Shelby County, AL 11/13/2012  
State of Alabama  
Deed Tax: \$8.00



# 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>FNMA</u>	Grantee's Name	<u>MICHAEL A. HOWELL</u>
Mailing Address	<u>14221 DALLAS PKWY</u> <u>SUITE 1000</u> <u>DALLAS, TX 75254</u>	Mailing Address	<u>155 PERKINS LANDING RD</u> <u>COLUMBIANA, AL</u> <u>35051</u>
Property Address	<u>155 PERKINS LANDING RD.</u> <u>COLUMBIANA, AL</u> <u>35051</u>	Date of Sale	<u>11/6/12</u>
		Total Purchase Price \$	<u>143,500</u>
		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 11/7/12

Print

Unattested

[Signature]  
(verified by)

Sign

MALCOLM S. MCLEOD

(Grantor/Grantee/Owner/Agent) circle one

My Commission Expires  
3/8/14

Form RT-1



20121113000435640 3/3 \$26.00

Shelby Cnty Judge of Probate, AL

11/13/2012 03:16:38 PM FILED/CERT