



20121217000481980 1/3 \$53.00  
Shelby Cnty Judge of Probate, AL  
12/17/2012 04:07:33 PM FILED/CERT

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

Send Tax Notice to:  
William E. Brasher  
801 Mooney Road  
Columbiana, AL 35051

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Thirty-five thousand and 00/100 Dollars (\$35,000.00) 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 William E. Brasher, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land being situated in the Southeast quarter of the Northeast quarter of Section 36, Township 21 South, Range 1 West, more particularly described as follows:

Commence at the Northeast corner of the Southeast quarter of the Northeast quarter of Section 36, Township 21 South, Range 1 West for a point of beginning; thence run South along the East line for a distance of 1012.7 feet to a point on the Northerly right-of-way line of a County paved road; thence run North 53 degrees 24 minutes West along said road right of-way for a distance of 357.4 feet; thence run North 6 degrees 12 minutes 24 seconds East for a distance of 804.1 feet to a point on the North line of said forty; thence run North 89 degrees 56 minutes East along said forty line for a distance of 200.0 feet to the point of beginning.

Less and Except one acre of land more particularly described as follows:

Begin at the Northeast corner of the Southeast quarter of the Northeast quarter, Section 36, Township 21 South, Range 1 West and run South along the East boundary line of said Section 36, a distance of 523.73 feet to the point of beginning; thence turn an angle of 90 degrees 00 minutes to the right and run West a distance of 65.0 feet to a point; thence turn an angle of 90 degrees 00 minutes to the left and run South a distance of 207.26 feet to a point; thence turn an angle of 37 degrees 25 minutes 36 seconds to the right and run South 37 degrees 35 minutes 36 seconds West a distance of 187.44 feet to a point on the Northeast right-of-way line of County Highway 78; thence turn an angle of 90 degrees 00 minutes 36 seconds to the left of and run South 53 degrees 24 minutes 00 seconds East along said right of way line a distance of 223.39 feet to a point; thence turn an angle of 126 degrees 36 minutes 00 seconds to the left and run North a distance of 488.97 feet to the Point of Beginning; 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 Shelby County as recorded in Deed Book 256 Page 887.
4. Joint Driveway Agreement recorded in Instrument Number 1994-34251
5. Mineral and mining rights as recorded in Real 321, Page 149
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. 20120618000214360, in the Probate Office of Shelby County, Alabama.

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.



Shelby County, AL 12/17/2012  
State of Alabama  
Deed Tax: \$35.00

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 7th day of December, 2012.

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

By: \_\_\_\_\_

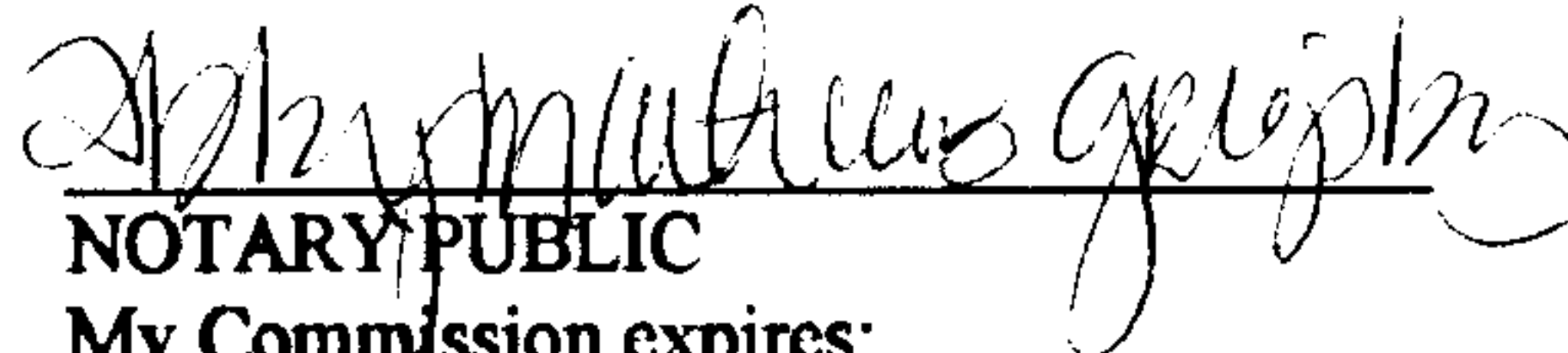
Its Attorney

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 7th day of December, 2012.

  
NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

COMMISSION EXPIRES JANUARY 14, 2014

2012-001800

A120Z1N



20121217000481980 2/3 \$53.00  
Shelby Cnty Judge of Probate, AL  
12/17/2012 04:07:33 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  
Mailing Address 14221 DALLAS PKWY  
SUITE 1000  
DALLAS, TX 75254

Grantee's Name WILLIAM E. BRASHER  
Mailing Address 801 MOONEY ROAD  
COLUMBIANA, AL  
35051

Property Address 801 MOONEY ROAD  
COLUMBIANA, AL  
36111

Date of Sale 12/12/12  
Total Purchase Price \$ 35,000 -  
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 12/13/12

Print MALCOLM S. MCLEOD

Unattested

[Signature]  
(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

My Commission Expires  
3/8/14



20121217000481980 3/3 \$53.00  
Shelby Cnty Judge of Probate, AL  
12/17/2012 04:07:33 PM FILED/CERT