

01/02/2013 03:25:19 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: Beverley Baker

421 Cedar Grove Lane Maylene, AL 35114

## SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred twenty-three thousand and 00/100 Dollars (\$123,000.00) 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 Beverley Baker, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 24, according to the Survey of Cedar Grove at Sterling Gate, Sector 1, Phase 2, as recorded in Map Book 24, Page 20 in the Probate Office of Shelby County, Alabama.

## Subject to:

- Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
- Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
- Restrictive covenant as recorded in Instrument Number 1998-21336.
- Restrictions as shown on recorded plat.
- 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. 20120628000228010, in the Probate Office of Shelby County, Alabama.

\$ 120,772.00	of the above	consideration	was paid from	the proceeds of a	ı mortgage l	oan
closed simultaneously	y 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.

\$3,690.00 of the above consideration was paid from the proceeds of a second mortgage loan closed simultaneously herewith.





Shelby County, AL 01/02/2013 State of Alabama Deed Tax:\$2.50

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 20th 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 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 20th day of December, 2012.

NOTARY PUBLIC

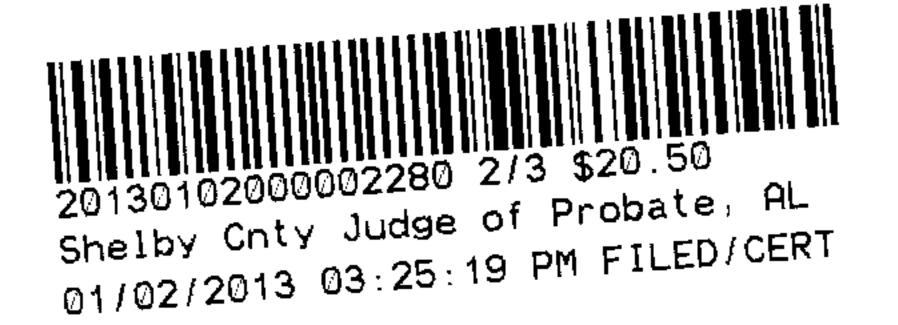
My Commission expires:

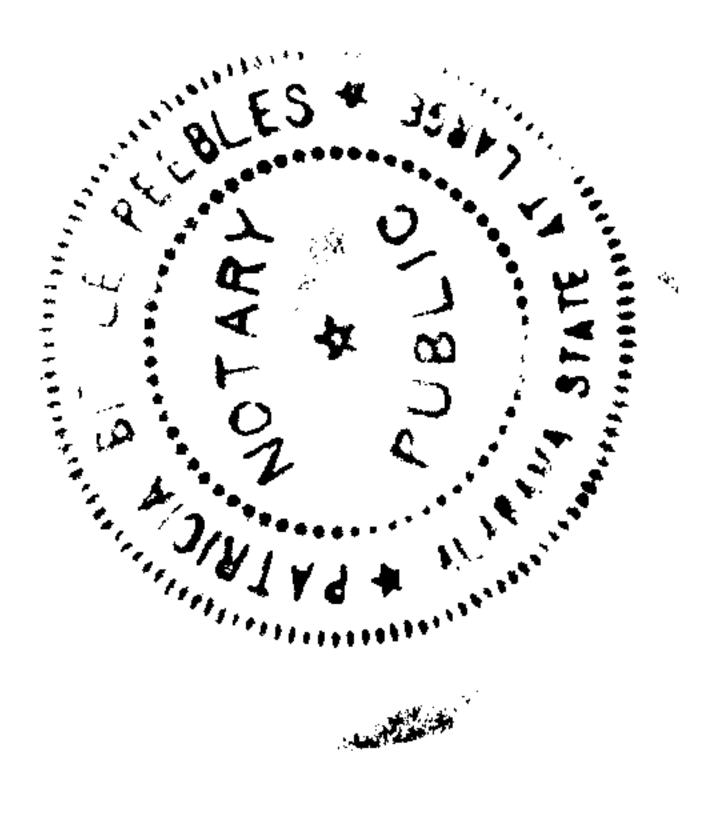
**AFFIX SEAL** 

2012-002793

MY COMMISSION EXPIRES NOVEMBER 12, 2013

A1210LX





## Real Estate Sales Validation Form

Mailing Address: 1421 Dallass Barlossy, Size 1000 Dallas, TX 7524  Property Address: 142/20/12  Total Purchase Price: \$ 123,000.00  OR Actual Value: \$ OR Assessor's Value: \$ 100 OR Actual Value of the person or persons conveying involves to property and incircular to the property accommentary evidence or provide the name of the person or persons conveying involves to property accommend and mailing address - provide the name of the person or persons conveying involves to property accommend and mailing address - provide the name of the person or persons to whom interest to property accommend and mailing address - provide the name of the person or persons to whom interest to property accommend and mailing address - provide the name of the person or persons to whom interest to property accommend and mailing address - provide the name of the person or persons to whom interest to property accommend and mailing address - provide the name of the person or persons to whom interest to property accommend and mailing address of the property being conveyed, if available.  Date of Salo - the date on which interest to the property is conveyed by the instrument offered for record.  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. This may be evidenced by an appraisal conducted by a licensed appraisor to 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 efficie 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 (th).  Date: Spiola Werlined by)	Grantor's Name:	Farnie Mae		Grantas'a Nia		[	Dalean
Mailing Address: 14221 ballas Rarbowy, Ste 1000  Dallas, TX 75254  Property Address: 4221 Cadar Crows Lane  Maylers, AL 35114  Date of Sale: 12/20/12				- Oramee S Name	e: <u> </u>	evertea	baker
Date of Sale: 12/20/12 Total Purchase Price: \$ 123,000.00  OR Actual Value: \$  OR Assessor's Value: \$	Mailing Address:	14221 Dallas Parkwa Dallas, TX 75254		_ Mailing Addre	SS: 42 We	20 Rifletumpka,	Range Road AL 36093
OR Actual Value: \$ OR Assessor's Value: \$ The Purchase Price or Actual Value claimed on this form can be verified in the following occumentary evidence: (Recordation of evidence is not required)  Bill of Sale	roperty Address:						
Dillo of Sale Sales Contract Closing Statement Appraisal Other  The conveyance document presented for recordation contains all of the required information of the rendered above, the filing of this form is not required.  INSTRUCTIONS  Instrument and mailing address - provide the name of the person or persons conveying interest to property and eir current mailing address - provide the name of the person or persons to whom interest to property is ging conveyed.  In operation Instrument offered for record.  Instrument of	ate of Sale:	O	R Actual V	/alue: \$		0	
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INSTRUCTIONS  Shelby Caty Judge of Probate, AL 01/02/2013 03:25:19 PM FILED/CERT intercurrent mailing address - provide the name of the person or persons conveying interest to property and neir current mailing address - provide the name of the person or persons to whom interest to property and neir current mailing address - provide the name of the person or persons to whom interest to property is eing conveyed.  Property Address - the physical address of the property being conveyed, if available.  Part of Sale - the date on which interest to the property is conveyed.  Property Address - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.  Rectual Value - if the property is not being sold, the true value of the property, both real and personal, being onveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed praiser or the assessor's current market value.  In o 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 or property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama § 40-22-1 by the content of the property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama § 40-22-1 by the content of the property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama § 40-22-1 by the content of the property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama § 40-22-1 by the content of the property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama § 40-22-1 by the content of the property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama § 40-22-1 by the content of the property tax purposes will be	Bill of Sale	Sales Contract	Closing Stat	tement []Appra	aisal	□Ot	ner
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