



20130108000010710 1/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
01/08/2013 10:31:26 AM 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:  
Debra S. Conway

178 Highway 42  
Calera, AL. 35040

### **SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Eighty-five thousand and 00/100 Dollars (\$85,000.00) 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 Debra S. Conway, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

All that certain parcel of land situated in the County of Shelby, State of Alabama, being known and designated as a part of Lot 4, Jewell's Subdivision as recorded in Map Book 19, Page 5, in the Office of the Judge of Probate of Shelby County, Alabama, and being bounded and described as follows:

Commence at the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of Section 3, Township 22 South, Range 2 West, Shelby County, Alabama, and run thence Southerly along the West line of said Quarter by Quarter a distance of 288.92 feet to a point; thence turn 104 degrees 49 minutes 10 seconds left and run East-Northeasterly along the South line of said Jewell's Subdivision a distance of 636.19 feet to a point; thence turn 90 degrees 00 minutes 00 seconds left and run North-Northwesterly a distance of 93.37 feet to a steel rebar corner and the point of beginning of the property being described: thence turn 10 degrees 56 minutes 55 seconds right and run Northerly a distance of 210.00 feet to a steel rebar corner; thence turn 90 degrees 00 minutes 00 seconds right and run Easterly a distance of 210.00 feet to a steel rebar: thence turn 90 degrees 00 minutes 00 seconds right and run Southerly a distance of 210.00 feet to a steel rebar corner; thence turn 90 degrees 00 minutes 00 seconds right and run Westerly a distance of 210.00 feet to the point of beginning.

Together with a non-exclusive 30-foot wide easement for ingress and egress to Parcel B, the centerline of which is bounded and described as follows:

An easement being 15.0 feet on either side of said centerline: Commence at the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of Section 3, Township 22 South, Range 2 West, Shelby County, Alabama, and run thence Southerly along the West line of said Quarter by Quarter a distance of 288.92 feet to a point; thence turn 104 degrees 49 minutes 10 seconds left and run East-Northeasterly along the South line of said Jewell's Subdivision, a distance of 636.19 feet to a point; thence turn 90 degrees 00 minutes 00 seconds left and run North-Northwesterly, a distance of 93.37 feet to a steel rebar corner; thence turn 10 degrees 56 minutes 55 seconds right and run Northerly a distance of 210.00 feet to a steel rebar corner; thence turn 90 degrees 00 minutes 00 seconds right and run Easterly a distance of 27.10 feet to a point; thence turn 90 degrees 00 minutes 00 seconds left and run Northerly a distance of 15.00 feet to a point in the centerline of an existing gravel driveway and the point of beginning on the centerline of a 30 foot wide access easement; thence turn 90 degrees 00 minutes 00 seconds right and run 184.20 feet to a point; thence turn 01 degree 29 minutes 00 seconds left and run along centerline of said existing driveway 267.53 feet to a point; thence turn 09 degrees 27 minutes 45 seconds left and continue along centerline of said driveway 142.97 feet to a point; thence turn 17 degrees 16 minutes 48 seconds left and continue along centerline of existing driveway 114.39 feet to a point: thence turn 10 degrees 44 minutes 18 seconds right and run 48.72 feet to a point; thence turn 20 degrees 37 minutes 54 seconds right and run Easterly along centerline of existing gravel driveway a distance of 29.98 feet to the intersection of said driveway with the Westerly right of way line of Highway Number 42 and the end of required easement.

Being the same property as conveyed from Cindy W. Woods-Burchfield and husband, Michael T. Burchfield to Paul E. Carlisle, Jr., as described in Deed Book 1999, Page 27597, dated 06/30/1999, Recorded 07/01/1999 in SHELBY County Records.

According to survey of Joseph E. Conn, Jr., RLS #9049, dated June 29, 1999



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. Driveway easement as set forth in deed recorded in Instrument Number 1999-27597.
4. Easements, restrictions, reservations, rights of way, limitations, covenants and conditions of record, if any.

\$ 99460.00 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 December, 2012.

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

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

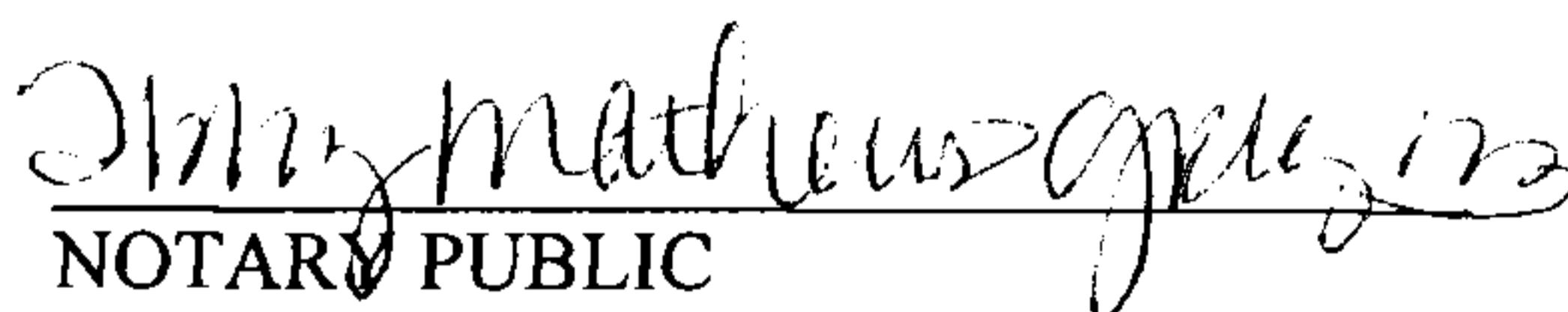
Its Attorney

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 26th day of December, 2012.

  
NOTARY PUBLIC

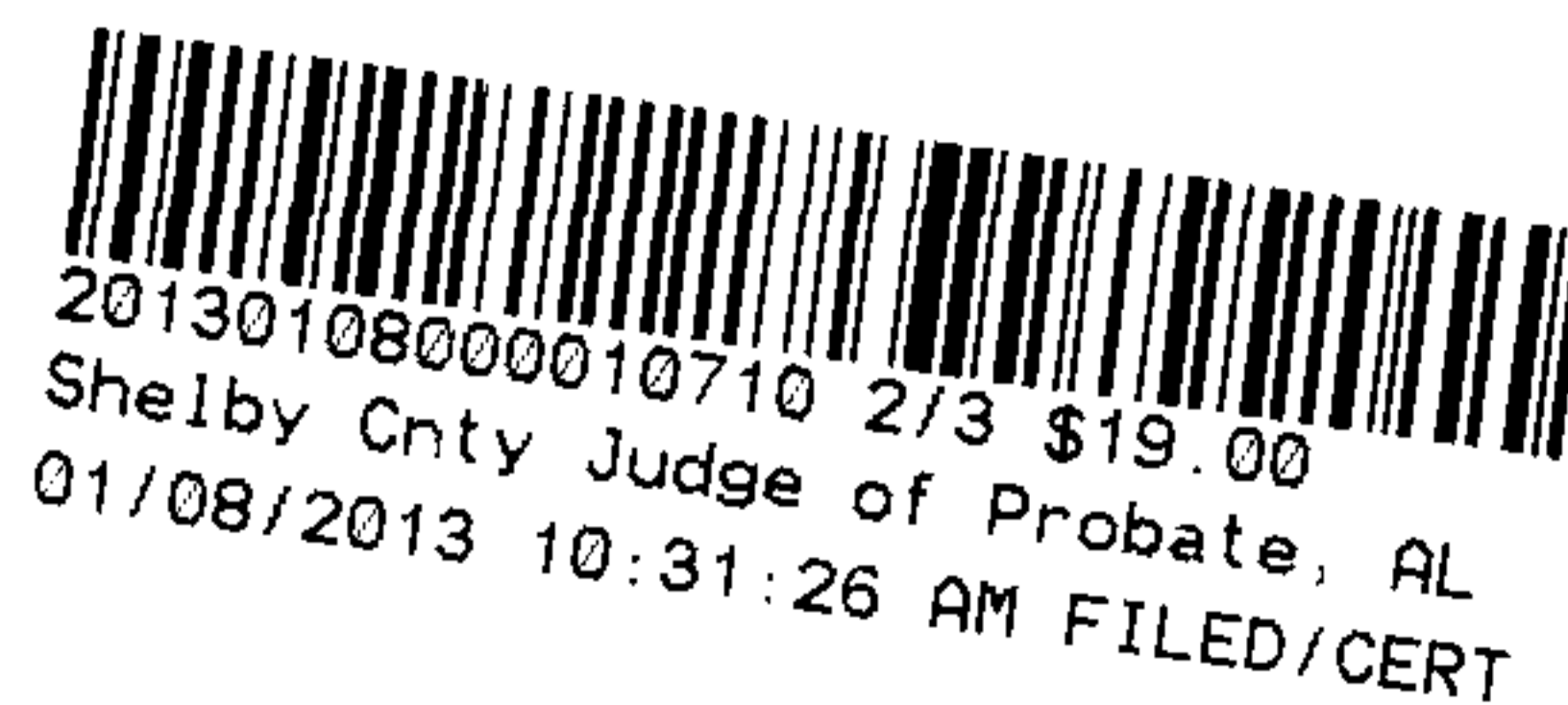
My Commission expires:

AFFIX SEAL

MY COMMISSION EXPIRES JANUARY 14, 2014

2012-002141

A110FDW



## Real Estate Sales Validation Form

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

Grantor's Name	Fannie Mae a/k/a Federal	Grantee's Name	Debra S. Conway
Mailing Address	National Mortgage Association 14221 Dallas Parkway, Suite 1000 Dallas, TX 75254	Mailing Address	178 Highway 42 Calera, AL. 35040
Property Address	178 Highway 42 Calera, AL 35040	Date of Sale	December 28, 2012
		Total Purchase Price \$	85,000.00
		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).

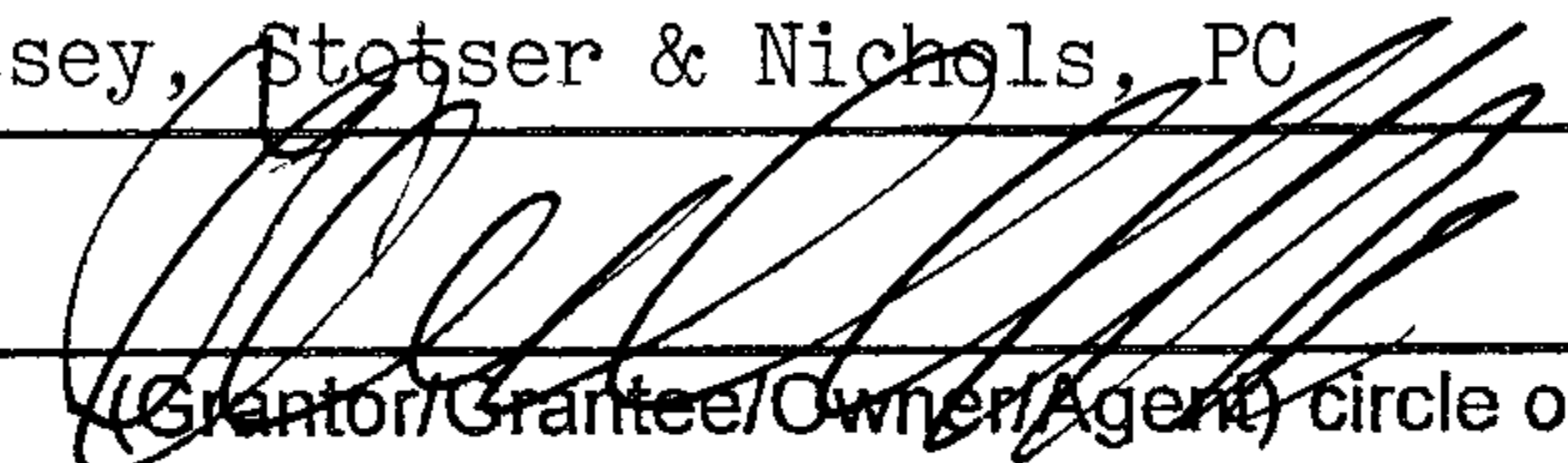
Date 12/28/12

Print Massey, Stotser & Nichols, PC


☐ Unattested

(verified by)

Sign BY:

  
(Grantor/Grantee/Owner/Agent) circle one  
Chesley P. Payne . Closing Attorney

Form RT-1

  
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