

20130123000029830 1/3 \$20.50
Shelby Cnty Judge of Probate, AL
01/23/2013 09:48:01 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:
Frank Anthony Keith, Jr.

49752 Hwy 25
Sterrett, AL 35147

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Forty-seven thousand two hundred seventy-seven and 00/100 Dollars (\$47,277.00) 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 Frank Anthony Keith, Jr., (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Beginning at the southeast corner of the SW 1/4 of the SW 1/4, Section 19, Township 18, Range 2 East, thence West 208 feet to the Eastern right of way of Highway #25 thence Northwest along said right of way 150 feet to the starting point of the following described lot: Thence Northwest along said right of way 170 feet; thence Northeast perpendicular to said highway about 432 feet; to the East boundary line of said forty acres; thence South along said line to a point 200 feet North of the Southeasterly corner; thence in a Westerly direction to the starting point situated in Shelby County, Alabama.

From the SE corner of the SW 1/4 SW 1/4 Section 19, Township 18 South, Range 2 East, Shelby County, Alabama, run North along the East 1/4-1/4; line 557.87 feet to the beginning point of subject lot: from-said point deflect left 114 degrees 26 minutes 02 seconds and run Southwesterly 420.42 feet to a point on the Easterly right of way line of Highway 25 thence deflect left 89 degrees 54 minutes 40 seconds and run Southeasterly along said right of way line 100 feet: thence deflect left 103 degrees 38 minutes 24 seconds and run Northeasterly 432 feet back to the beginning point.

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 Book 159, Page 437.

§ 44,913.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Shelby County, AL 01/23/2013
State of Alabama
Deed Tax: \$2.50



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 16th day of January, 2013.

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 16th day of January, 2013.

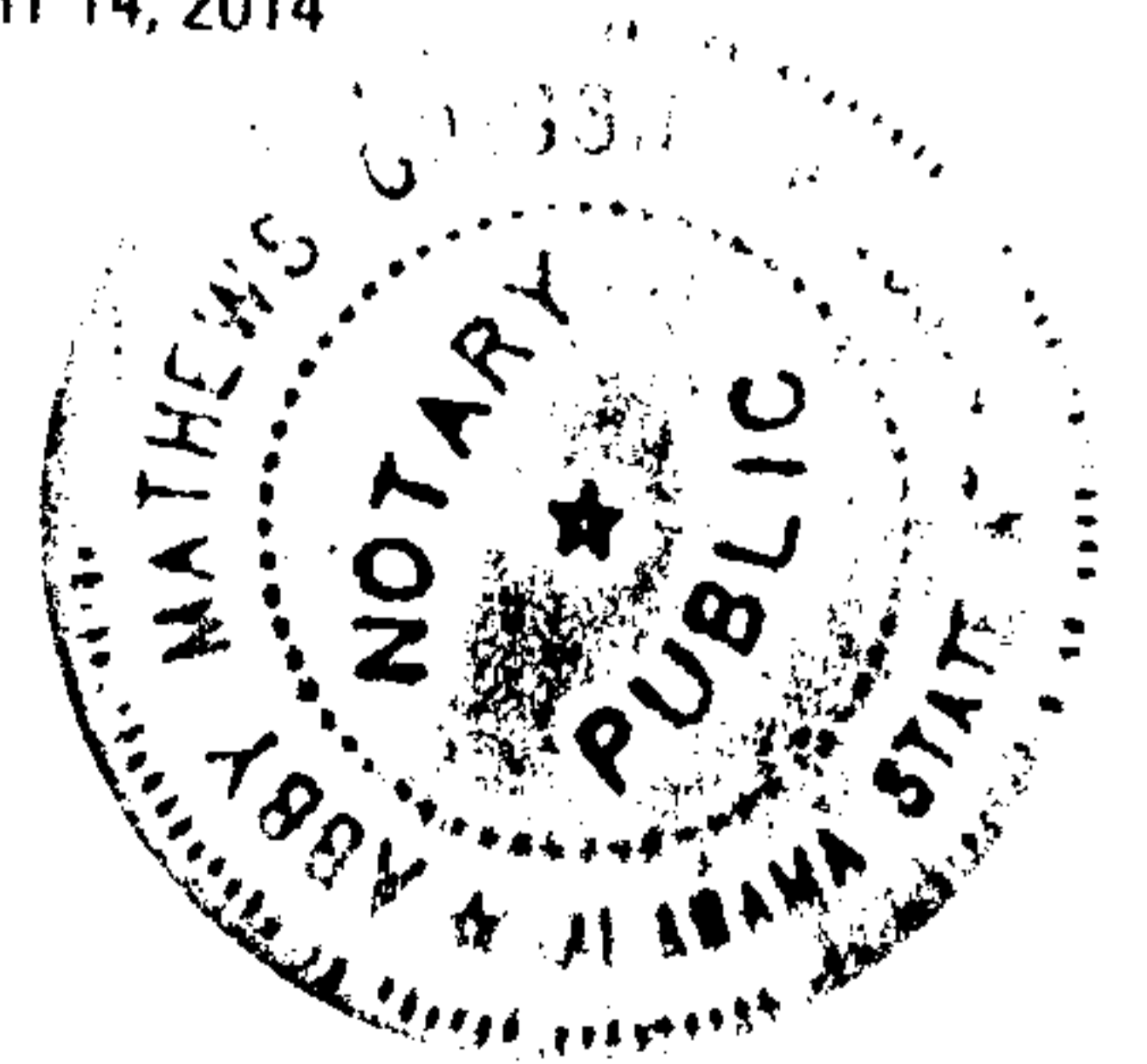
Abby Mathews G. Underwood
NOTARY PUBLIC

My Commission expires:

AFFIX SEAL MY COMMISSION EXPIRES JANUARY 14, 2014

2012-002631

A1010ZY



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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 Grantee's Name: Frank Anthony Keith, Jr.

Mailing Address: 14221 Dallas Parkway, Ste 1000 Mailing Address: 141 Still Wood Lane
Dallas, TX 75254 Vandiver, AL 35176

Property Address: 49752 Hwy 25
Stemett, AL 35147

Date of Sale: 1/18/13 Total Purchase Price: \$ 47,277.00
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 on 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: 1/18/13

Print Name: Frank Anthony Keith, Jr

Signature: Frank Anthony Keith Jr
☐ Grantor ☒ Grantee ☐ Owner ☐ Agent

☐ Unattested _____
(Verified by)



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