

Shelby Cnty Judge of Probate, AL 02/06/2013 03:34:43 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: Warren L. Tolbert

419 Cambrian Ridge Trail Delham, AL 35124

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Eighty-Five Thousand And 00/100 (\$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 Warren L. Tolbert, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 75, according to the survey of Cambrian Ridge, Phase 3, as recorded in Map Book 21, Page 147, in the Probate Office of Shelby County, Alabama.

Subject to:

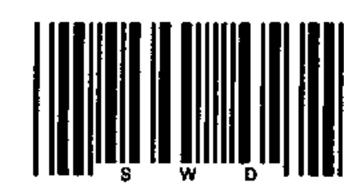
- 1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
- 2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
- 3. Restrictive covenant as recorded in Instrument Number 1996-40563.
- 4. Restrictions as shown on recorded plat.
- 5. 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 Number 20121210000470820, in the Probate Office of Shelby County, Alabama.

\$\frac{\82.450.00}{0.00}\$ 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.





Shelby County, AL 02/06/2013 State of Alabama

Deed Tax: \$3.00

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 30th day of January, 2013.

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

By:

Its Attory

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 30th day of January, 2013.

NOTARY PUBLIC

My Commission Expires:

AFFIX SEAL

2012-003381

MY COMMISSION EXPINES NOVEMBER 12, 2013

A121XG6

Shelby Cnty Judge of Probate, AL

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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 National Mortgage Association	Grantee's Name V	Varren L. Tolbert
Mailing Address	Asset Number A121XG6, 14221 Dallas Parkway, Suite 1000 Dallas, TX 75254		515 Rime Village Drive loover, AL 35216
Property Address	419 Cambrian Ridge Trail Pelham, AL 35124	Date of Sale Total Purchase Price or Actual Value	January 31, 2013 e \$85,000.00 \$
		or Assessor's Market \	/alue \$
The purchase price (check one) (Rece	e or actual value claimed on this for ordation of documentary evidence is	rm can be verified in t not required)	the following documentary evidence:
Bill of Sale		Appraisal	
Sales Contract		Other:	
X Closing State	ment		

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 - Fannie Mae a/k/a Federal National Mortgage Association, Asset Number A121XG6, 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254.

Grantee's name and mailing address - Warren L. Tolbert, 1515 Rime Village Drive, Hoover, AL 35216.

Property address - 419 Cambrian Ridge Trail, Pelham, AL 35124

Date of Sale - January 31, 2013.

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 with be used and the taxpayer will be penalized pursuant to <u>Code of Alabama 1975</u> & 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: January 31, 2013

sign Carrey de Agent

20130206000054150 3/3 \$21.00 Shelby Cnty Judge of Probate, AL 02/06/2013 03:34:43 PM FILED/CERT

TS-1300103