

This instrument prepared by: Jeff G. Underwood, Attorney Sirote & Permutt, P.C. 2311 Highland Avenue South Birmingham, Alabama 35205 Send Tax Notice to: Cindy Tidwell

645 Morgan Street Montevallo AL 35115

## SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

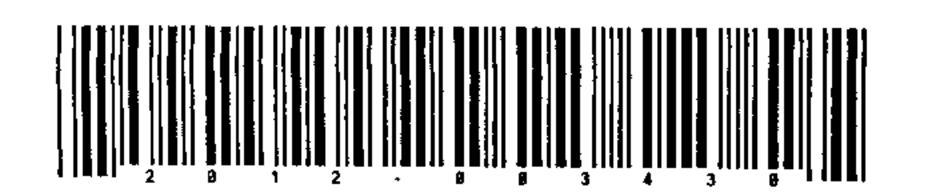
SHELBY COUNTY

That in consideration of Sixty Thousand And 00/100 (\$60,000.00) to the undersigned, Federal National Mortgage Association aka Fannie Mae, 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 Cindy Tidwell, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

The South 1/2 of Lot 6, Block 52, according to the Survey of Reynold's Addition to Montevallo, as recorded in Map Book 3, Page 37, in the Probate Office of Shelby County, Alabama, being more particularly described as follows: From the intersection of Morgan Street and Middle Street same being the Southeast Corner of the property now owned by Bloomer Wilson, run Westerly along the Northern margin of Morgan Street 85 feet to the Point of Beginning, from the Point of Beginning thus established continue to run Westerly along the Northern margin of said Morgan Street 75 feet to a point, thence run Northwesterly and parallel with Middle Street 75 feet to a point; thence run Northeasterly and parallel with Morgan Street 75 feet, to a point, thence run Southeasterly and parallel with Middle Street 75 feet, to the North margin of Morgan Street and the Point of Beginning, lying in the Southwest corner of and being part of the 150 foot square lot now owned by Bloomer Wilson. Deed recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Deed Book 122, Page 537 dated April 16, 1946, situated and being in the Northwest 1/4 of Northwest 1/4 of Section 3, Township 24 North, Range 12 East, Town of Montevallo, Shelby County, Alabama.

## Subject to:

- 1. 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.
- 3. Subject to easements, restrictions, and rights of way of record.
- 4. 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 2013010200000380, in the Probate Office of Shelby County, Alabama.





Shelby County, AL 02/21/2013
State of Alabama
State of Ass. \$60.00
Deed Tax: \$60.00

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 7th day of February, 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 Federal National Mortgage Association aka Fannie Mae, 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 February, 2013.

Monthautheur May NOTARY PUBLIC

My Commission Expires:

AFFIX SEAL

WIT SCHAMISSION EXPIRES JANUARY 14, 2014

2012-003430

A121XY3

20130221000074330 2/3 \$78.00

Shelby Cnty Judge of Probate, AL

02/21/2013 01:56:01 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	Federal National Mor Association aka Fannie Mae	<u>tgage</u> Grantee's Name	
Mailing Address		Suite Mailing Address	645 Morgan St Montevallo AL 35115
Property Address	645 Morgan St Montevallo, AL 35115	Date of Sale Total Purchase Price or	
		Actual Value or Assessor's Market Value	
	entary evidence is not required	rm can be verified in the following do	
If the conveyance docuthis form is not require		n contains all of the required informa	tion referenced above, the filing of
<del></del>		Instructions	
Grantor's name and mourrent mailing address		me of the person or persons convey	ing interest to property and their
Grantee's name and modern	ailing address – provide the na	ame of the person or persons to who	m interest to property is being
Property address - the	physical address of the proper	rty 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.			
		e value of the property, both real and by an appraisal conducted by a lice	
valuation, of the proper	rty as determined by the local of	ned, the current estimate of fair mark official charged with the responsibility zed pursuant to <u>Code of Alabama 19</u>	of valuing property for property tax
I attest, to the best of nunderstand that any fall Alabama 1975 § 40-22	lse statements claimed on this	e information contained in this docur form may result in the imposition of t	ment is true and accurate. I further the penalty indicated in Code of
Date <u>2/8/2013</u>		Print	Tidaell
Unattested	(verified by)	Sign(Grantor/Grantee/C	)wner/Agent) circle one

20130221000074330 3/3 \$78.00 20130221000074330 3/3 \$78.00 Shelby Cnty Judge of Probate; AL 02/21/2013 01:56:01 PM FILED/CERT