

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.
2. 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 20130102000000380, in the Probate Office of Shelby County, Alabama.



Shelby County, AL 02/21/2013  
State of Alabama  
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.

  
NOTARY PUBLIC  
My Commission Expires:  
AFFIX SEAL

COMMISSION 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 Mortgage  
Association aka Fannie Mae  
Mailing Address 14221 Dallas Parkway, Suite  
1000  
Dallas, TX 75254

Grantee's Name Cindy Tidwell  
Mailing Address 645 Morgan St  
Montevallo AL 35115

Property Address 645 Morgan St  
Montevallo, AL 35115

Date of Sale 2/19/2013  
Total Purchase Price \$60,000.00

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 2/8/2013

☐ Unattested

(verified by)

Print

Sign

Cindy Tidwell

Cindy Tidwell  
(Grantor/Grantee/Owner/Agent) circle one

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