

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Heather McClure

403 Laurel Woods Trace
Heleem AL 35080

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Eighteen Thousand And 00/100 (\$118,000.00) 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 Heather McClure, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 42-A, according to a resurvey of Lots 42 and 43, Laurel Woods, as recorded in Map Book 18, Page 12, in the Probate Office of Shelby County, Alabama, being situated in 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. Easement/right-of-way to Colonial Pipeline Company as recorded in Deed Book 223, page 437; Deed Book 267, page 834; and Real Volume 286, page 81.
4. Easement/right-of-way to Shelby County as recorded in Deed Bok 271, page 739.
5. Restrictive covenant as recorded in Real Volume 400, page 242.
6. Mineral and mining rights as recorded in Real Volume 108, page 341.
7. Restrictions as shown on recorded plat.
8. 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 20121114000436960, in the Probate Office of Shelby County, Alabama.

\$ 114,460.00 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.


20130306000092700 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
03/06/2013 10:57:47 AM FILED/CERT

Shelby County, AL 03/06/2013
State of Alabama
Deed Tax: \$4.00



130044

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 27th 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 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 27th day of February, 2013.

Patricia Little Lebles

NOTARY PUBLIC

My Commission Expires:

AFFIX SEAL

2012-003287

MY COMMISSION EXPIRES NOVEMBER 12, 2013

A121SFS



20130306000092700 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
03/06/2013 10:57:47 AM FILED/CERT



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: Heather McClure

Mailing Address: 14221 Dallas Parkway, Ste 1000
Dallas, TX 75254

Mailing Address: 1451 Sequoia Trail
Alabaster, AL 35007

Property Address: 403 Laurel Woods Trace
Helena, AL 35080

Date of Sale: 2/28/13

Total Purchase Price: \$ 118,000.00

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 an 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: 2/28/13

Print Name: Heather McClure

Signature: Heather McClure

☐ Grantor ☒ Grantee ☐ Owner ☐ Agent

☐ Unattested _____

(Verified by)



20130306000092700 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
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