

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

Send Tax Notice to:
Luz Maria Follis
1100 Hidden Forest Dr
Montevallo, AL 35115

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Thirty-Four Thousand And 00/100 (\$134,000.00) 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 Luz Maria Follis, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 114, according to the plat of The Lakes at Hidden Forest, Phase I, as recorded in Map Book 36, Page 115, in the Office of the Judge of Probate 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 20061120000567720 and Instrument Number 20051102000570720.
4. Restrictions as shown on recorded plat.

\$ 131,572.00 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.


20130328000128480 1/3 \$20.50
Shelby Cnty Judge of Probate, AL
03/28/2013 10:46:57 AM FILED/CERT



Shelby County, AL 03/28/2013
State of Alabama
Deed Tax: \$2.50

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 20th day of March, 2013.

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

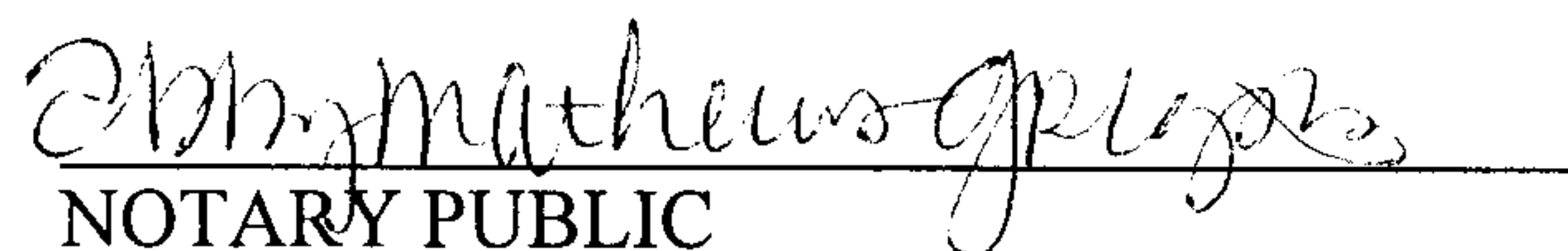
By: 
Its Attorney

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 20th day of March, 2013.


NOTARY PUBLIC


My Commission Expires:

AFFIX SEAL

MY COMMISSION EXPIRES JANUARY 14, 2014

2012-003338

A121WDP


20130328000128480 2/3 \$20.50
Shelby Cnty Judge of Probate, AL
03/28/2013 10:46:57 AM 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 FNMA
 Mailing Address 14221 DALLAS PKWY.
SUITE 1000
DALLAS, TX 75254
 Property Address 1100 HIDDEN FOREST DR
MONTICELLO, AL
35115

Grantee's Name LUZ MARIA FOLLIS
 Mailing Address 1100 HIDDEN FOREST DR
MONTICELLO, AL
35115

Date of Sale 3/22/13
 Total Purchase Price \$ 134,000
 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 3/25/13

Print Malcolm S. McLeod

☐ Unattested

(Signature)
 (verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

My Commission Expires
 3/8/14

Form RT-1



20130328000128480 3/3 \$20.50
 Shelby Cnty Judge of Probate, AL
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