



20130403000138250 1/3 \$21.50
Shelby Cnty Judge of Probate, AL
04/03/2013 12:37:34 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:

Austin G. Lucas
Erika J. Lucas
136 Glenn Abbey Lane
Prattville, AL 36007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Seventy-Six Thousand Five Hundred And 00/100 (\$176,500.00) 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Austin G. Lucas, and Erika J. Lucas, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 9, according to the survey of Weatherly Glen Abbey, Sector 12, as recorded in Map Book 18, Page 128, 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 Grantees herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Book 127, Page 410 and Book 194, Page 30.
4. Easement/right-of-way to State of Alabama as recorded in Volume 180, Page 571; Volume 180, Page 591 and Volume 278, Page 567.
5. Restrictive covenant as recorded in Inst. No. 1995-12193; Inst. No. 1994-25649 and Inst. No. 1995-9413.
6. Agreement for ingress and egress as recorded in Book 289, Page 858.
7. Agreement for water line easement as recorded in Inst. No. 1992-14698.
8. Restrictions as shown on recorded plat.
9. 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 20130204000047510, in the Probate Office of Shelby County, Alabama.



Shelby County, AL 04/03/2013
State of Alabama
Deed Tax: \$3.50

\$ 173,302.00 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 Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy thereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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


NOTARY PUBLIC
My Commission Expires:
AFFIX SEAL

MY COMMISSION EXPIRES JANUARY 14, 2014

2013-000244
A1303N2


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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 Federal National Mortgage
Association aka Fannie Mae

Grantee's Name Austin G. Lucas

Mailing Address Asset Number: A1303N2, 14221
Dallas Parkway, Suite 1000
Dallas, TX 75254

Mailing Address 259 Kensington Lane
Alabaster, AL 35007

Property Address 136 Glenn Abbey Lane
Alabaster, AL 35007

Date of Sale March 29, 2013
Total Purchase Price \$176,500.00


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:


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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 - Federal National Mortgage Association aka Fannie Mae, Asset Number:
A1303N2, 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254.

Grantee's name and mailing address - Austin G. Lucas, 259 Kensington Lane, Alabaster, AL 35007.

Property address - 136 Glenn Abbey Lane, Alabaster, AL 35007

Date of Sale - March 29, 2013.

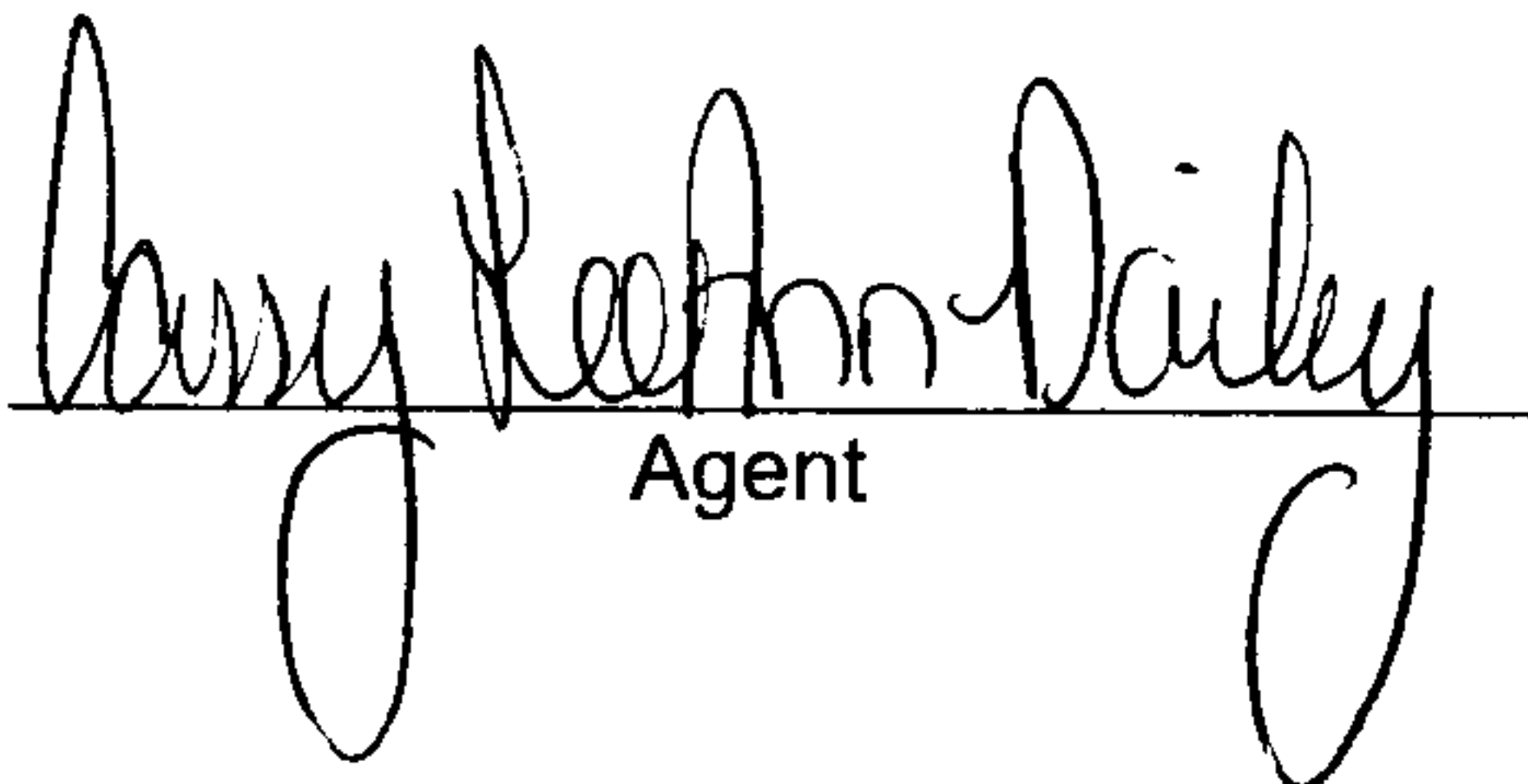
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being
conveyed by the instrument offered for record.

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 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: March 29, 2013

Sign 
Agent