



20130405000141220 1/3 \$34.00
Shelby Cnty Judge of Probate, AL
04/05/2013 11:13:22 AM 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:
Mauricio Carranza
Maria M. Lemus
231 Maylene Lane
Maylene, AL 35114

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Seventy-Nine Thousand And 00/100 (\$79,000.00) to the undersigned, Fannie Mae a/k/a 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Mauricio Carranza, and Maria M. Lemus, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

All that certain parcel of land situated in the County of Shelby, State of Alabama, being known and designated as Lot 11, of RE Whaleys Map of Town or Maylene, Shelby County, Alabama, as recorded in Map Book 3, Page 75, in the Office of Shelby County Probate Judge.

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 Shelby County as recorded in Deed Book 152, Page 174.
4. Easement/right-of-way to Alabama Power Company as recorded in Deed Book 230, Page 104; Deed Book 102, Page 297 and Deed Book 109, Page 354.
5. Mineral and mining rights as recorded in Deed Book 129, Page 240.
6. Restrictions as shown on recorded plat.
7. 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 20130204000047530, in the Probate Office of Shelby County, Alabama.

\$ 63,200.00 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.

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than \$94,800.00 for a period of 3 months from the date of the recording of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than \$94,800.00 for a period of 3 months from the date of the recording of this deed. These restrictions shall run with the land and are not personal to grantee.

TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns, forever.

Shelby County, AL 04/05/2013
State of Alabama
Deed Tax: \$16.00



13-0145

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

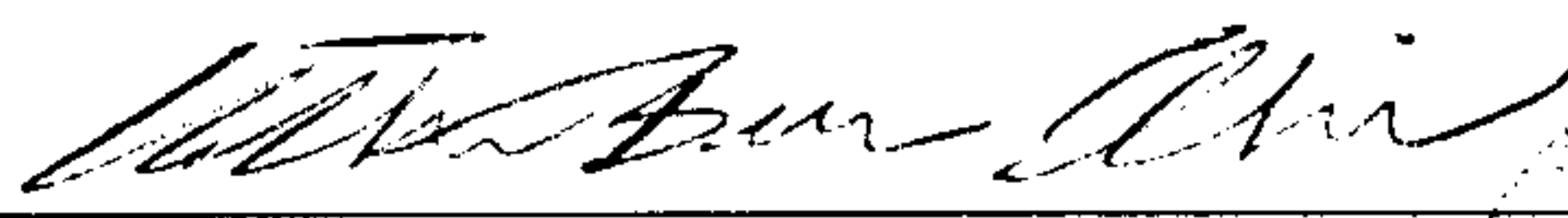
By: 
Its Attorney

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 a/k/a 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



2013-000247

MY COMMISSION EXPIRES 03/07/2017

A13038V


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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: MAURICIO CARRANZA
MARIA M. LEMUS

Mailing Address: 14921 DALLAS PKWY Mailing Address: 197 GRANDE VIEW PKWY
STE 1000 MAYLENCE AL
DALLAS, TX 75254 35114

Property Address: 231 MAYLENCE LANE
MAYLENCE, AL
35114



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Date of Sale: 3-22-13 Total Purchase Price: \$ 79,000.00
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: 3-22-13 Print Name: R. Timothy Estes

Signature: [Signature]
☐ Grantor ☐ Grantee ☐ Owner ☒ Agent

☐ Unattested _____
(Verified by)