


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

Send Tax Notice to:
Kaleb Aaron McDonald
Meghan Elizabeth Howell

SPECIAL WARRANTY DEED


20130603000225400 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
06/03/2013 12:56:05 PM FILED/CERT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Twenty Thousand And 00/100 (\$120,000.00) 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 Kaleb Aaron McDonald, and Meghan Elizabeth Howell, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 517, according to the Map and Survey of Forest Lakes, 10th Sector as recorded in Map Book 31, Page 25 A and B, 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 126, Page 323; Deed Book 236, Page 829; and Book 139, Page 127.
4. Easement/right-of-way to Shelby County as recorded in Deed Book 289, Page 339; 1993-03955; 1993-13957; 1993-03959; 1993-03960; 1993-03961; 1993-3964; 1993-3965; and 1993-03966.
5. Easement/right-of-way to Exchange Bank as recorded in Book 287, Page 888.
6. Restrictive covenant as recorded in Instrument Number 200310060000671370 amended in Instrument Number 20091116000014940.
7. Mineral and mining rights as recorded in Book 53, Page 262 and Book 331, Page 262.
8. That part of subject in the right of way of New Highway 280 acquired by the State of Alabama by condemnation proceedings.
9. Terms, conditions and restrictions as set out in the Articles of Incorporation of the Forest Lakes Homeowners Association as recorded in Instrument Number 20061020000520120.
10. Lot 517-8 Foot Utility easement on west lot line; 7.5 foot easement on north lot line; 36 inches Round Concrete Pipe in middle of property; variable easement thru rear.
11. Restrictions as shown on recorded plat.
12. 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 # 20121108000430390, in the Probate Office of Shelby County, Alabama.

\$ 122,448.00 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, their heirs and assigns, forever.



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 28th day of May, 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 28th day of May, 2013.



NOTARY PUBLIC

My Commission Expires:

AFFIX SEAL

2012-003047

A121R85

MY COMMISSION EXPIRES 03/07/2017



20130603000225400 2/3 \$19.00
Shelby Cnty Judge of Probate, AL
06/03/2013 12:56:05 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	FNMA	Grantee's Name	Kaleb Aaron McDonald Meghan Elizabeth Howell
Mailing Address	14221 Dallas Parkway, #1000 Dallas, TX 75254	Mailing Address	4008 Forest Lakes Road Sterrett, Alabama 35147
Property Address	4008 Forest Lakes Road Sterrett, Alabama 35147	Date of Sale	May 30, 2013
		Total Purchase Price	\$120,000.00
		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)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input checked="" type="checkbox"/>	Sales Contract	<input type="checkbox"/>	
<input type="checkbox"/>	Closing Statement	<input type="checkbox"/>	

If the conveyance document presented for recordation contains all 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: May 30, 2013

Print: Larry L. Halcomb

☐ Unattested
☐ (Verified by) _____

Sign :

Agent

