

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

Send Tax Notice to:
Ron Boyington
Stephanie Boyington
620 Chesser Ct
Chesler AL 35043

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

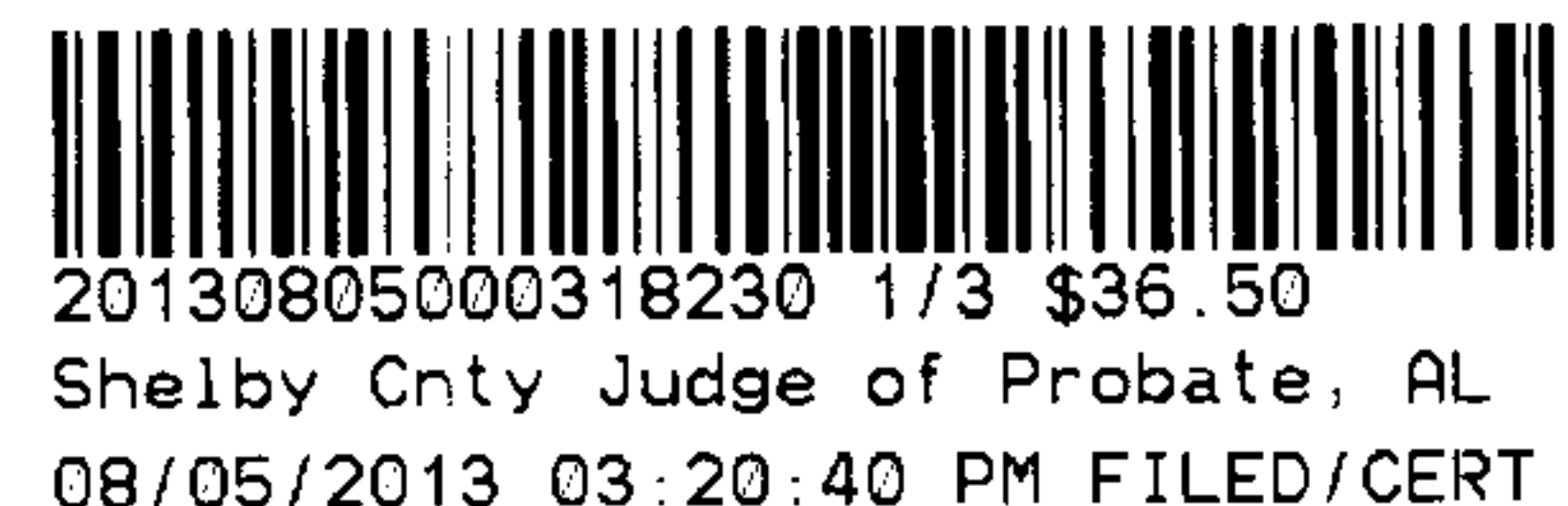
SHELBY COUNTY

That in consideration of One Hundred Sixty-Three Thousand And 00/100 (\$163,000.00) 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 Ron Boyington, and Stephanie Boyington, (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 51, according to the Amended Plat of Chesser Plantation, Phase I, Sector I, as recorded in Map Book 31, Pages 21 A and B, in the Office of the Judge of Probate of Shelby County, Alabama. Together with the Non-Exclusive Easement to the common areas as more particularly described in the Chesser Plantation Declaration of Covenants, Conditions and Restrictions recorded in Instrument Number 2002-10788

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 Deed Book 127 page 317; Deed Book 102 page 138 and Deed Book 104 page 525.
4. Restrictive covenant as recorded in Inst. 2002-10788.
5. Mineral and mining rights as recorded in Deed Book 69 page 177.
6. Declaration of Easements as set out in Instrument 2001-21357.
7. Chesser Plantation Owners Association, Inc. assessments and architectural control, as recorded in Instrument No. 20031023000708690
8. Covenants, conditions, agreements and release of damages, as recorded in Instrument No. 20040205000059780
9. The easements, restrictions, assessments, covenants, agreements and all other terms and provisions of the Declaration and in Map Book 31, Page 21 A & B in the Probate Office of Shelby County, Alabama.
10. Building setback line as shown by Map Book 31, Page 21 A & B in said Probate Office.
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 Inst. 20130313000103800, in the Probate Office of Shelby County, Alabama.



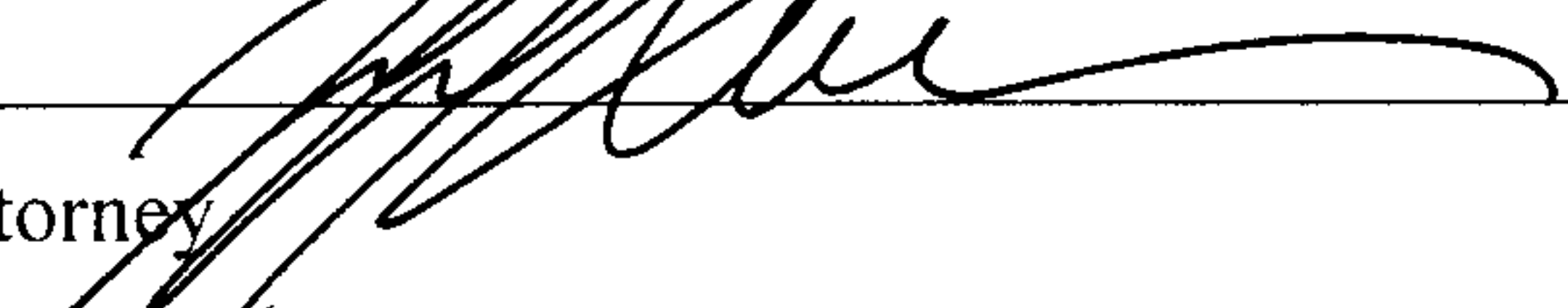
\$146,700.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 29th day of July, 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 29th day of July, 2013.


NOTARY PUBLIC
My Commission Expires:
AFFIX SEAL
MY COMMISSION EXPIRES JANUARY 14, 2014

2013-000671

A130BZT

Shelby County, AL 08/05/2013
State of Alabama
Deed Tax: \$16.50


20130805000318230 2/3 \$36.50
Shelby Cnty Judge of Probate, AL
08/05/2013 03:20:40 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 Fannie Mae
Mailing Address 14221 Dallas Pkwy
Suite 1000
Dallas TX 75254

Grantee's Name Ron Bayington
Mailing Address Stephanie Bayington
620 Chesser Ct
Chelsea AL 35043

Property Address 620 Chesser Ct
Chelsea AL
35043

Date of Sale 7/31/13

Total Purchase Price \$ 163000.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____



20130805000318230 3/3 \$36.50
Shelby Cnty Judge of Probate, AL
08/05/2013 03:20:40 PM FILED/CERT

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 _____

☐ Unattested

(verified by)

Print Ron Bayington / Stephanie Bayington
Sign Ron Bayington
(Grantor/Grantee/Owner/Agent) circle one