

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

Send Tax Notice to:
Kevin Hamaker
Kristen Redmond
429 Old Cahaba Way
Helena, AL 35080

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Sixty-Eight Thousand And 00/100 (\$168,000.00) 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Kevin Hamaker, and Kristen Redmond, (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 41, according to the map and survey of Old Cahaba, II-B, as recorded in Map Book 30, page 28, 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 Shelby County as recorded in Book 155, Page 331; Book 1565, Page 425; and Lis Pendens Book 2, Page 165.
4. Easement/right-of-way to Alabama Power Company as recorded in Book 247, Page 853; Book 131, Page 447 and Book 139, Page 238.
5. Easement/right-of-way to Bellsouth Mobility as recorded in Instrument No. 1998-26454.
6. Restrictive covenant as recorded in Instrument Number 2002-36953 and Instrument Number 2004-35491.
7. Easements, restrictions and setback lines as shown on plat recorded in Book 30, Page 28.
8. Reservation of mineral and mining rights in the instrument recorded in Book 61, Page 164 in said Probate Office, together with the appurtenant rights to use the surface.
9. Covenants and agreements relating to roadway easement as recorded in Book 133, Page 277 in said Probate Office.
10. Timber Deed recorded in Instrument No. 1997-28869 in said Probate Office.
11. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, provided in the Covenants, Conditions and Restrictions recorded in Instrument No. 2002-36953.
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 Number 20121207000469030, in the Probate Office of Shelby County, Alabama.

\$ 151,200.00 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.

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.

Shelby County, AL 08/16/2013
State of Alabama
Deed Tax: \$168.00


20130816000334890 1/3 \$188.00
Shelby Cnty Judge of Probate, AL
08/16/2013 12:13:43 PM FILED/CERT



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 8th day of August, 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 Caroline E. Walker, 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, her, 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 8th day of August, 2013.

Patricia Bittle Leebles

NOTARY PUBLIC

My Commission Expires:

AFFIX SEAL

2013-000738

MY COMMISSION EXPIRES NOVEMBER 12, 2013

A121X2T

20130816000334890 2/3 \$188.00
Shelby Cnty Judge of Probate, AL
08/16/2013 12:13:43 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
Mailing Address 14221 DALLAS RAILWAY
SUITE 1000
DALLAS, TX 75254

Grantee's Name KEVIN HAMAKER
Mailing Address KRISTEN REDMOND
429 OLD CAHABA WAY
HELENA, AL 35080

Property Address 429 OLD CAHABA WAY
HELENA, AL
35080

Date of Sale 8/14/13
Total Purchase Price \$ 168,000
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 8/14/13

Print Malcolm S. McLeod

☐ Unattested

[Signature]
(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

My Commission Expires
3/8/14



20130816000334890 3/3 \$188.00
Shelby Cnty Judge of Probate, AL
08/16/2013 12:13:43 PM FILED/CERT

Form RT-1