

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

Send Tax Notice to:  
Christine A. Rau  
Matthew K. Joiner  
633 Ridge View Trail  
Pelham, AL 35124

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two Hundred Thirty-Eight Thousand And 00/100 (\$238,000.00) 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 Christine A. Rau, and Matthew K. Joiner, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 412, according to the Survey of Wild Timber Phase 4, as recorded in Map Book 37, Page 64, 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 Instrument Number 2006-5130.
  4. Easement/right-of-way to Plantation Pipeline as recorded in Volume 253 page 324.
  5. Restrictive covenant as recorded in Instrument Number 20030430000265980; Instrument Number 20040324000150320; Instrument Number 20050324000132380; Instrument Number 20050324000132390; and Instrument Number 20060823000412100.
  6. Mineral and mining rights as recorded in Volume 244 page 587 and Instrument Number 1997-9552 and Instrument Number 2000-4451.
  7. Terms, conditions and restrictions as set out in deed recorded in Instrument No. 20060912000450310
  8. Terms, conditions and restrictions as set out in the Incorporation of the Wild Timber Homeowners Association as recorded in Instrument No. 20081126000451640
  9. Restrictions as shown on recorded plat
  10. 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 20130418000157870, in the Probate Office of Shelby County, Alabama.
- § 238,000.00 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 26th day of September, 2013.

Fannie Mae aka Federal National Mortgage Association  
By and through Sirote & Permutt, P.C., as Attorney in Fact

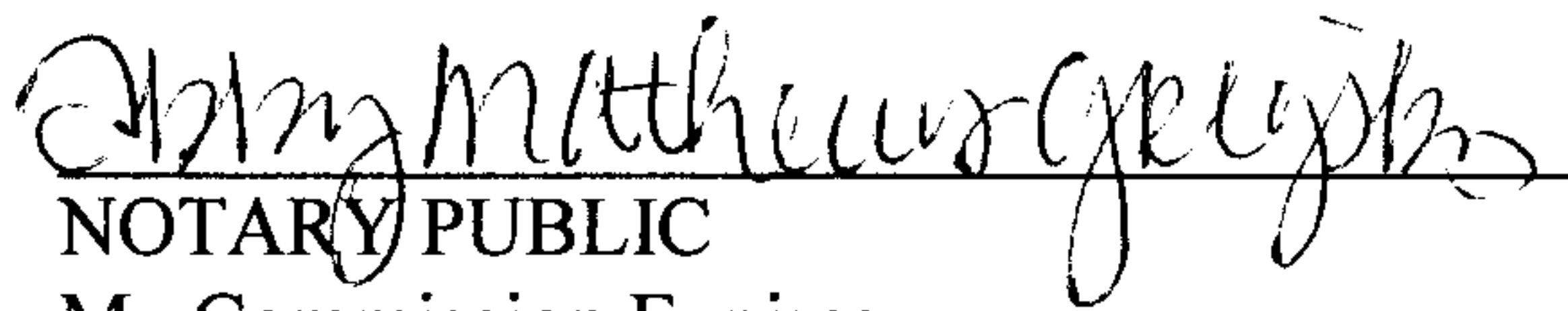
By:   
Its Attorney

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 26th day of September, 2013.

  
NOTARY PUBLIC  
My Commission Expires:  
AFFIX SEAL

My COMMISSION EXPIRES JANUARY 14, 2014

2013-000886

A130K1X

  
20131003000396980 2/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
10/03/2013 11:08:32 AM 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 1221 DALLAS PARKWAY  
SUITE 1000  
DALLAS, TX 75254

Grantee's Name CHRISTINE A. RAI  
Mailing Address MATTHEW K. JOINER  
633 RIDGE VIEW TRAIL  
PELHAM, AL 35124

Property Address 633 RIDGE VIEW TRAIL  
PELHAM, AL  
35124

Date of Sale 9/30/13  
Total Purchase Price \$ 238,000.-  
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 10/1/13

Print Malcolm S. McLeod

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form R

My Commission Exp  
3/8/14



20131003000396980 3/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
10/03/2013 11:08:32 AM FILED/CERT