

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

Send Tax Notice to:  
Amy Herrin  
Frank Moore, Robert Moore  
254 Old Cahaba Trail  
~~Helena, AL 35080~~

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Sixty-Seven Thousand And 00/100 (\$167,000.00) 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 Amy Herrin, Frank Moore, and Robert Moore, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 129, according to the Survey of Old Cahaba Winter Crest Sector, Phase Two, as recorded in Map Book 27, Page 1, 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. Restrictive covenant as recorded in Instrument Number 2000-174541.
4. Restrictions as shown on recorded plat.
5. 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 20130517000204280, in the Probate Office of Shelby County, Alabama.

\$ 163,975.00 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.



Shelby County, AL 10/17/2013  
State of Alabama  
Deed Tax: \$3.50

13-1346

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 11th day of October, 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.

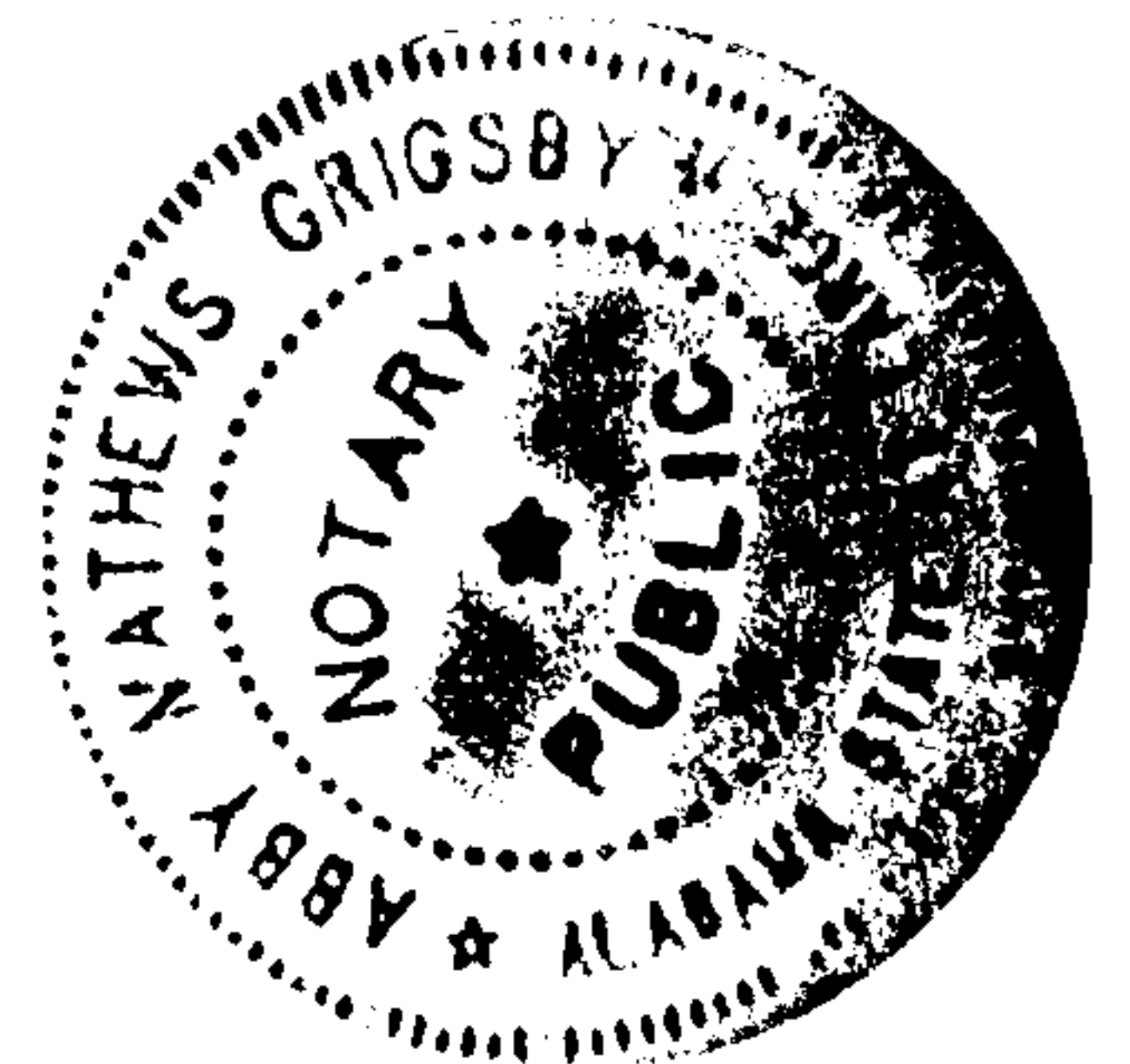
Given under my hand and official seal, this the 11th day of October, 2013.


  
NOTARY PUBLIC  
My Commission Expires:  
AFFIX SEAL

COMMISSION EXPIRES JANUARY 14, 2014

2013-001141

A130R1S



  
20131017000412770 2/3 \$23.50  
Shelby Cnty Judge of Probate: AL  
10/17/2013 11:14:23 AM FILED/CERT



## 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: Amy Herrin

Frank Moore

Robert Moore

Mailing Address: 14221 Dallas Parkway, Ste 1000  
Dallas, TX 75254

Mailing Address: 5609 Tree Crossings Parkway  
Hoover, AL 35244

Property Address: 254 Old Cahaba Trail  
Helena, AL 35080

Date of Sale: 10/15/13

Total Purchase Price: \$ 167,000.00

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: 10.15.13

Print Name: Amy R. Herrin

Signature: [Signature]

☐ Grantor ☒ Grantee ☐ Owner ☐ Agent

☐ Unattested \_\_\_\_\_

(Verified by)



20131017000412770 3/3 \$23.50  
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