



20131112000445090 1/3 \$25.50
Shelby Cnty Judge of Probate, AL
11/12/2013 02:46:47 PM FILED/CERT

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

Send Tax Notice to:
Kristen H. Weldy

*4819 Caldwell Mill Rd.
Birmingham, AL 35242*

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Seventy-Two Thousand Nine Hundred And 00/100 (\$172,900.00) to the undersigned, Federal National Mortgage Association a.k.a. Fannie Mae, a corporation, by and through Sirote & Permutt, P.C., as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Kristen H. Weldy, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Situated in the County of Shelby and State of Alabama: A part of the Southwest quarter of Northwest quarter of Section 3, Township 19 South, Range 2 West and being more particularly described as follows: Commence at the Northeast corner of said quarter-quarter section; thence West along the North line of same a distance of 206.28 feet; thence 90 Degrees 34 Minutes to the left in a Southerly direction a distance of 260.47 feet to the point of beginning; thence continue along the last named course a distance of 165.00 feet; thence 8 Degrees 10 Minutes to the right in a Southerly direction a distance of 70.00 feet; thence 88 Degrees 36 Minutes to the right in a Westerly direction a distance of 218.00 feet to the Easterly right of way line of a public road; thence 90 Degrees to the right along said right of way a distance of 234.00 feet; thence 90 Degrees to the right in an Easterly direction a distance of 200.27 feet to the point of beginning.

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 Grantee herein assume and agree to pay.
3. Easements, reservations, restrictions, protective covenants, rights of way, conditions and building setback lines of record, if any.
4. 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 20130503000180300, in the Probate Office of Shelby County, Alabama.

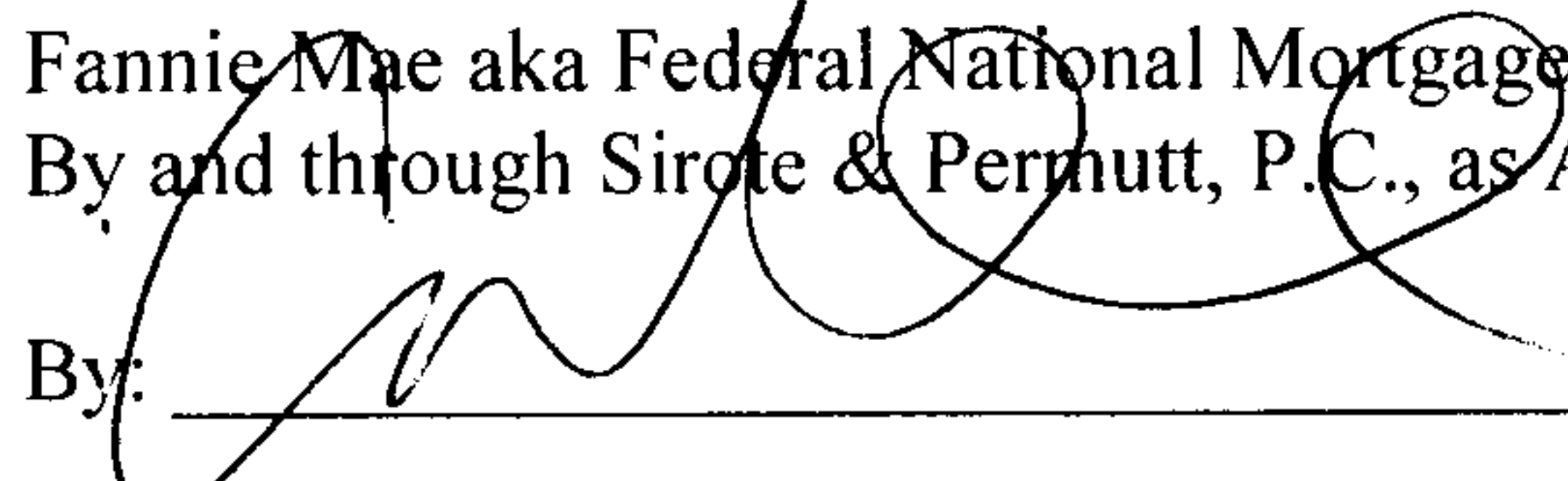
\$167,713.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 Grantee, his/her heirs and assigns, forever.

Shelby County, AL 11/12/2013
State of Alabama
Deed Tax: \$5.50

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 5th day of November, 2013.

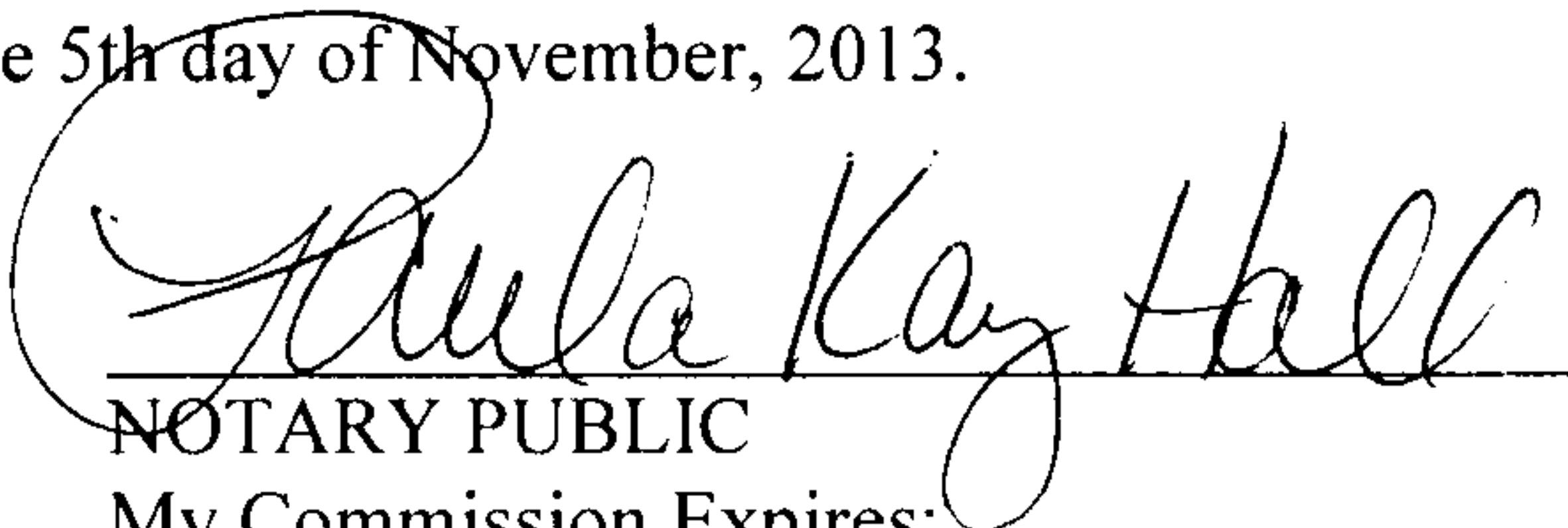
Fannie Mae aka Federal National Mortgage Association
By and through Sirote & Permutt, P.C., as Attorney in Fact
By: 
Its Attorney

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 Federal National Mortgage Association a.k.a. Fannie Mae, 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 5th day of November, 2013.


NOTARY PUBLIC
My Commission Expires:
AFFIX SEAL

2013-001083

MY COMMISSION EXPIRES 08/06/2016

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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Federal National Mortgage
Association a.k.a. Fannie Mae
Mailing Address 14221 Dallas Parkway, Suite 1000
Dallas, TX 75254

Grantee's Name Kristen H. Weldy
Mailing Address 713 Brook Highland Lane
Birmingham, AL 35242

Property Address 4819 Caldwell Mill Rd
Birmingham, AL 35242

Date of Sale 11/8/2013
Total Purchase Price \$172,900.00
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)

☐ 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 11/8/2013

☐ Unattested

(verified by)

Print Kristen H. Weldy

Sign Kristen H. Weldy

(Grantor/Grantee/Owner/Agent) circle one



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