

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

Send Tax Notice to:
Oliver Cortes
Angelica Cortes
400 Wilderness Road
Pelham, AL 35124

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Twenty-Five Thousand And 00/100 (\$125,000.00) 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 Oliver Cortes, and Angelica Cortes, (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 10, Block 2, according to the Map or Survey of Cahaba Valley Estates, First Sector, as recorded in Map Book 5, Page 84, 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 Volume 273, Page 60, and Volume 274, Page 316.
4. Restrictive covenant as recorded in Volume 272, Page 320.
5. 30-foot minimum building setback line as reserved and shown on recorded map.
6. Easements as shown b recorded plat, including a 7.5 feet easement ont he southwesterly side of the lot.
7. Restrictions, covenants and conditions as set out in instruments recorded in deed book 272, page 320 in the probate office.
8. Transmission line permits to Alabama Power Company as shown by instruments recorded in Deed Book 274, Page 316 and Deed Book 108, Page 378.
9. Restrictions limations and conditions as set out in Map Book 5, Page 84 in the Probate Office.
10. 15 foot easement as shown on recorded map.
11. Restrictions as shown on recorded plat.

\$ 80,000.00 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, 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 11th day of December, 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 December, 2013.


NOTARY PUBLIC
My Commission Expires:
AFFIX SEAL

2013-001696

A1316HL

MY COMMISSION EXPIRES 03/07/2017



20131218000483920 2/3 \$65.00
Shelby Cnty Judge of Probate, AL
12/18/2013 01:32:02 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 AKA and FEDERAL NATIONAL MORTGAGE ASSOCIATION and REO ASSET #A1316HL	Grantee's Name	OLIVER CORTES and ANGELICA CORTES
Mailing Address	14221 DALLAS PARKWAY, SUITE 1000 DALLAS, TX 75254	Mailing Address	400 WILDERNESS ROAD PELHAM, AL 35124
Property Address	400 WILDERNESS ROAD PELHAM, AL 35124	Date of Sale	December 13, 2013
		Total Purchase Price	\$125,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Closing Statement	

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 **December 13, 2013**


Print **Malcolm S. McLeod**

Unattested

(Signature)
(verified by)
My Commission Expires
3/8/14

Sign

(Grantor/Grantee/Owner/Agent) circle one


20131218000483920 3/3 \$65.00
Shelby Cnty Judge of Probate, AL
12/18/2013 01:32:02 PM FILED/CERT