



20140102000000420 1/3 \$35.00  
Shelby Cnty Judge of Probate, AL  
01/02/2014 10:06:53 AM 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:  
Samuel Kubala  
Kristina Wilson-Kubala  
193 Scarlet Lane  
Chelsea, AL 35043

### SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Eighty-Four Thousand Nine Hundred And 00/100 (\$184,900.00) 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Samuel Kubala, and Kristina Wilson-Kubala, (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 22, according to the Map and Survey of Chesser Plantation, Phase I, Sector 2, as recorded in Map Book 33, page 121 in the Office of the Judge of Probate of Shelby County, Alabama.

Together with a nonexclusive easement to use the Common Areas as more particularly described in The Chesser Plantation Declaration of Covenants, Conditions and Restrictions recorded as Instrument Number 2002030600010788 in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

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 20030612000368390.
4. Restrictive covenant as recorded in Instrument Number 2002030600010788 and Instrument Number 20040615000322690.
5. Mineral and mining rights as recorded in Deed Book 69, Page 177.
6. Transmission line permits to Alabama Power Company as recorded in Deed Book 127, Page 317; Deed Book 102, Page 138; and Deed Book 104, Page 525.
7. Declaration of Easements as recorded in Instrument Number 2001-21357.
8. Reciprocal Easement Agreement as set out in Instrument Number 200304290000262650.
9. Restrictive covenants and grant of land easement to Alabama Power Company as recorded in Instrument Number 20040910000506190, and Instrument Number 20020926000463580.
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 20130621000255840, in the Probate Office of Shelby County, Alabama.

\$ 169,900.00 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 01/02/2014  
State of Alabama  
Deed Tax: \$15.00

13-1526

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 23rd 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 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, 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.

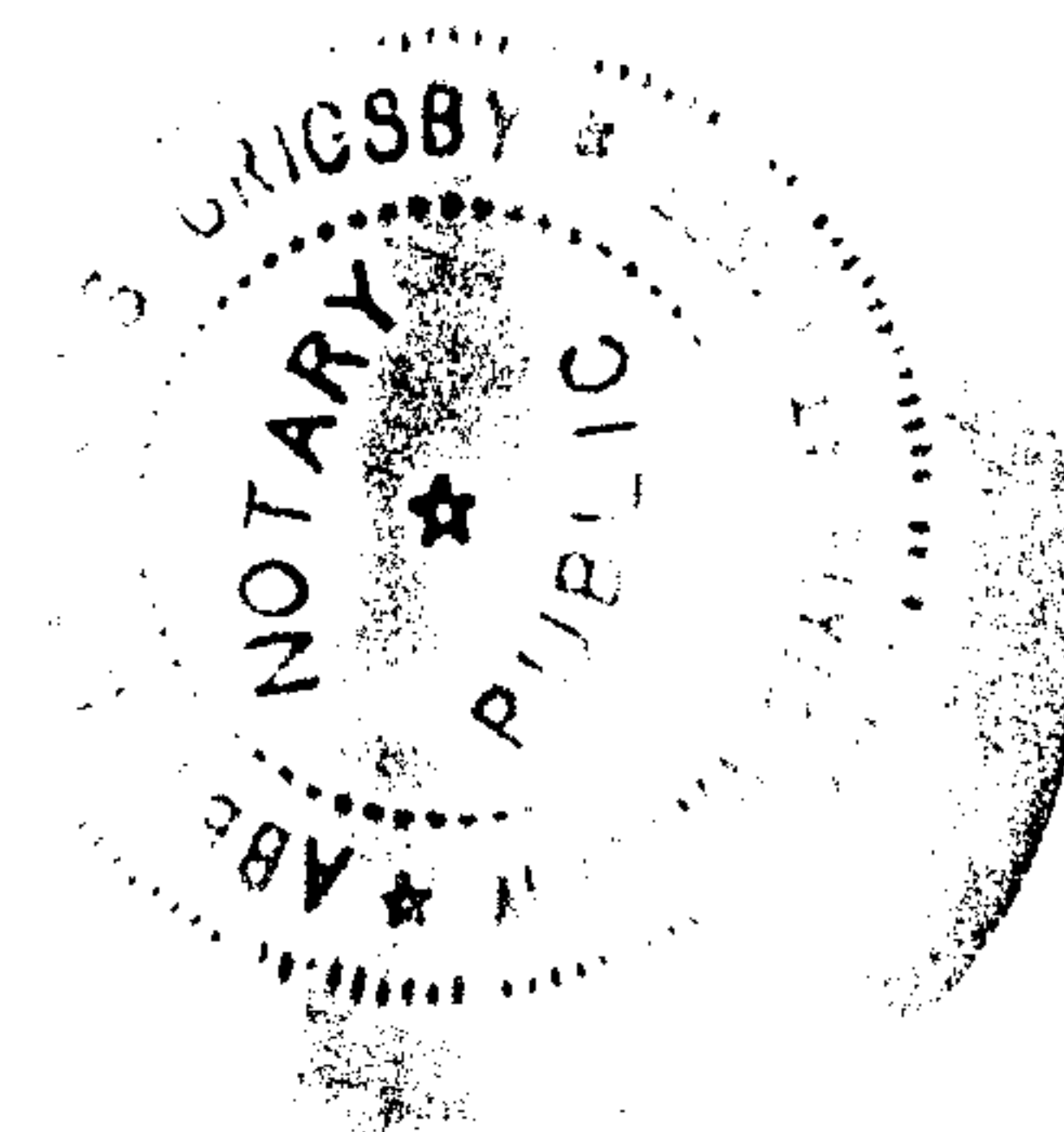
Given under my hand and official seal, this the 23rd day of December, 2013.

  
NOTARY PUBLIC  
My Commission Expires:  
AFFIX SEAL

COMMISSION EXPIRES JANUARY 14, 2014

2013-001319

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## 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: Samuel D. Kubala  
Kristina Wilson Kubala

Mailing Address: 14221 Dallas Parkway, Ste 1000 Mailing Address: 11069 Morgan Drive  
Dallas, TX 75254 Shippensburg, PA 17257

Property Address: 193 Scarlet Lane  
Chelsea, AL 35043

Date of Sale: 12/23/13 Total Purchase Price: \$ 184,900.00  
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 on 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: 12-23-13

Print Name: Samuel D. Kubala

Signature: [Signature]

☐ Grantor ☒ Grantee ☐ Owner ☐ Agent

☐ Unattested \_\_\_\_\_  
(Verified by)

  
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