

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

Send Tax Notice to:  
Juana M. Loreda Vazquez  
Jose Mario Rangel Hernandez

405 Willow Glen Drive  
ALABASTER AL 35007

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Fifty-Three Thousand Nine Hundred And 00/100 (\$53,900.00) to the undersigned, Fannie Mae aka 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 Juana M. Loreda Vazquez, and Jose Mario Rangel Hernandez, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 24, Block 4 according to the survey of Willow Glen, as recorded in Map Book 7, Page 101, in the Office of the Judge of Probate of Shelby County, Alabama. situated in 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 Deed Book 101 Page 80.
4. Easement/right-of-way to Alabama Power Company as recorded in Deed Book 172 Page 549.
5. Easement/right-of-way to Alabama Power Company and South Central Bell as recorded in Deed Book 316 Page 804.
6. Restrictive covenant as recorded in Misc. Book 28 Page 194.
7. Subdivision Agreement recorded in Book 25, Page 830-838.
8. Building lines, easements, restrictions, reservations, covenants, conditions and limitations affecting the land.
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 #20131106000438360, in the Probate Office of Shelby County, Alabama.

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 01/02/2014  
State of Alabama  
Deed Tax: \$54.00

  
20140102000001030 1/3 \$74.00  
Shelby Cnty Judge of Probate, AL  
01/02/2014 02:02:23 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 27th 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 aka 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 27th day of December, 2013.

  
NOTARY PUBLIC  
My Commission Expires:  
AFFIX SEAL

2013-002432

A131Q5C

MY COMMISSION EXPIRES 03/07/2017

  
20140102000001030 2/3 \$74.00  
Shelby Cnty Judge of Probate, AL  
01/02/2014 02:02:23 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 Federal National  
Mortgage Association  
Mailing Address 14221 Dallas Parkway, Suite  
1000  
Dallas, TX 75254

Grantee's Name Juana M. Loreda Vazquez, Jose  
Mario Rangel Hernandez

Mailing Address 405 Willow Glen DR  
ALABASTER AL 35007

Property Address 405 Willow Glen Drive  
Alabaster, AL 35007

Date of Sale 12/31/2013  
Total Purchase Price \$53,900.00

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 12/31/2013

Print MARIO RANGEL HERNANDEZ

☐ Unattested

(verified by)

Sign José Mario Rangel Hernandez  
(Grantor/Grantee/Owner/Agent) circle one

