

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

Send Tax Notice to:
Robert Tass
Queen Tass
2388 Arbor Glen
Hoover AL 35244

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Seventy-Five Thousand And 00/100 (\$175,000.00) 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 Robert Tass, and Queen Tass, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 121, according to the final plat of Arbor Hill Phase IV, as recorded in Map Book 35, Page 52, 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 Real 65, Page 1 and Deed Book 332, Page 554.
4. Easement/right-of-way to Alabama Power Company as recorded in Instrument #2004-12713.
5. Mineral and mining rights excepted.
6. Assignment of Developers Rights in Inst. #2002-30821
7. Agreement with Alabama Power Company as to underground cables in Real 69, Page 455 and Covenants pertaining thereto as recorded in Real 69, Page 458.
8. Transmission Line Permits to Alabama Power Company in Deed Book 136, Page 34; Deed Book 151, Page 449; Deed Book 136, Page 28 and Deed Book 108, Page 363.
9. Restrictions and Covenants appearing of record in Inst. #2003-59578.
10. Restrictions as shown on recorded plat.

\$ 146,621.00 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.


20140328000087270 1/3 \$48.50
Shelby Cnty Judge of Probate, AL
03/28/2014 11:41:22 AM FILED/CERT

Shelby County, AL 03/28/2014
State of Alabama
Deed Tax: \$28.50

14-0077

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 27th day of February, 2014.

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

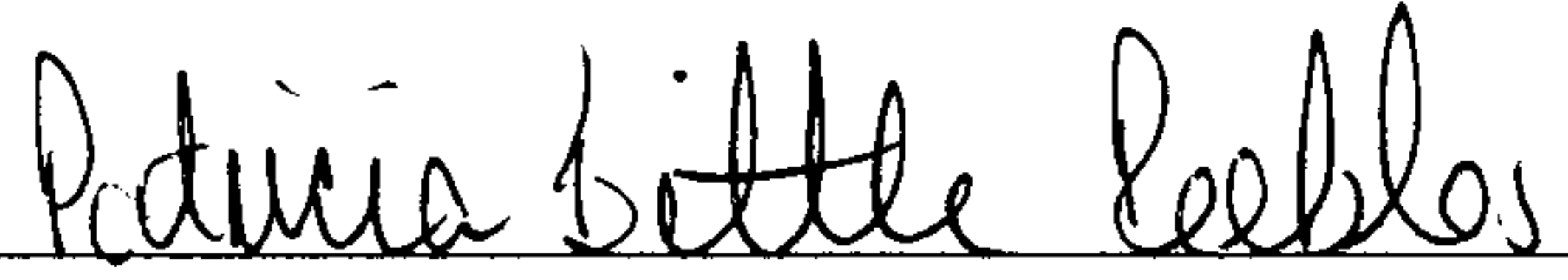
By: 
Its Attorney

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 27th day of February, 2014.



NOTARY PUBLIC
My Commission Expires:
AFFIX SEAL

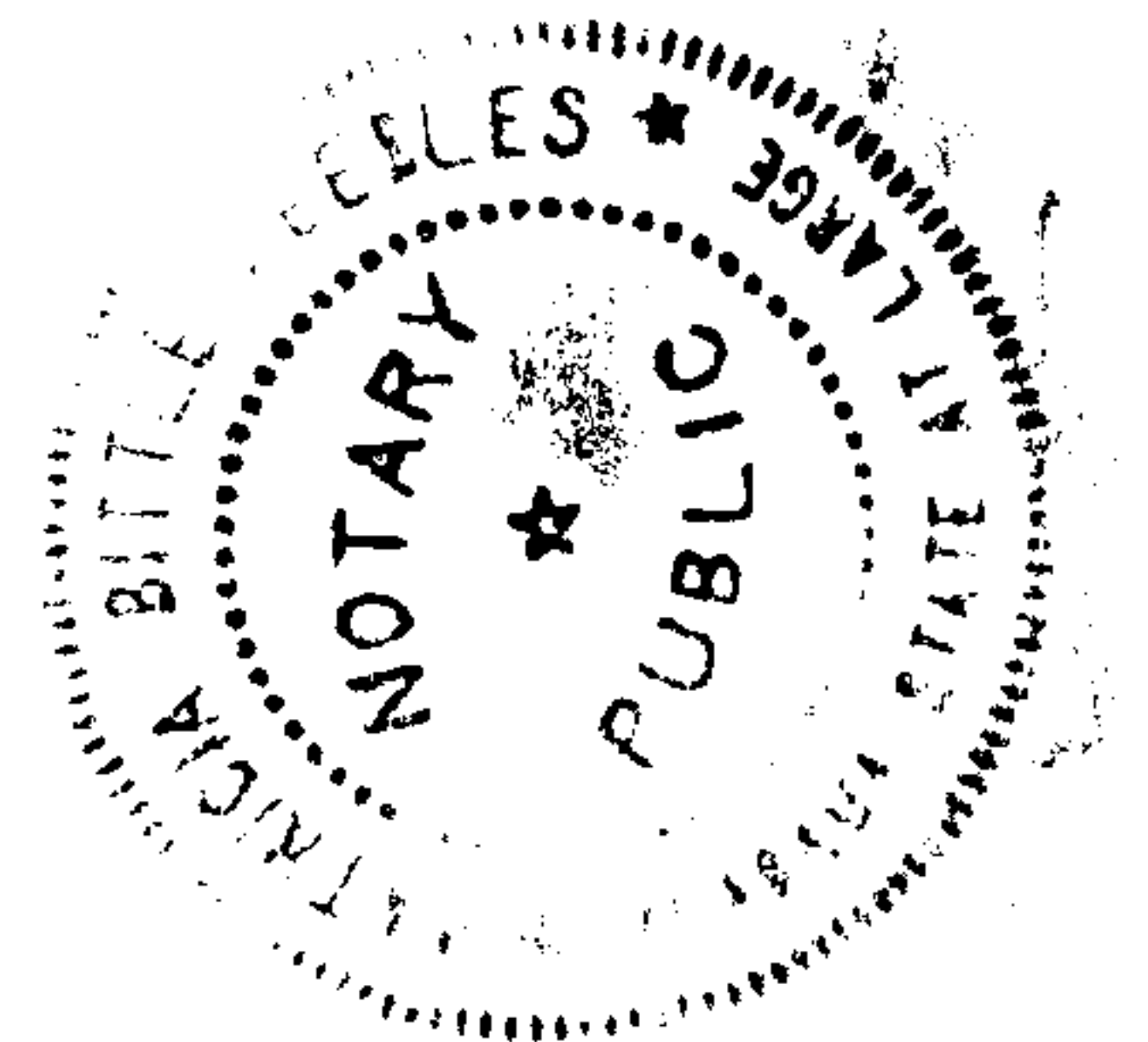
2011-002964

MY COMMISSION EXPIRES 12/26/2017

A110R6F

Seller's Address:
Fannie Mae
PO Box 650043
Dallas, TX 75265-0043


20140328000087270 2/3 \$48.50
Shelby Cnty Judge of Probate, AL
03/28/2014 11:41:22 AM 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 A/K/A and Federal
National Mortgage Association
and Asset #A110R6F

Grantee's Name Robert Tass and Queen Tass

Mailing Address 14221 Dallas Parkway, Suite 1000
Dallas, TX 75254

Mailing Address 3503 Tree Crossing Pkwy
Hoover, AL 35244

Property Address 2388 Arbor Glenn
Birmingham, AL 35244

Date of Sale March 25, 2014

Total Purchase Price \$175,000.00

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)

☐ 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 March 25,
2014

Print

Robert Tass


 Unattested

Sign

Robert Tass

(verified by)

(Grantor/Grantee/Owner/Agent) circle one


20140328000087270 3/3 \$48.50
Shelby Cnty Judge of Probate, AL
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