

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

Send Tax Notice to:
Michelle Kayati

~~123 Elm Court~~
~~Helena, AL 35080~~

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Twelve Thousand And 00/100 (\$112,000.00) 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 Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Michelle Kayati, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, according to the Survey of Bungalows of Old Town, as recorded in Map Book 25, Page 16, 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 Grantee herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Volume 183 page 472.
4. Plantation Pipe line as shown on survey by Robert O. Blair, dated September 11, 1997.
5. Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.
6. Easement for Telephone lines as recorded in Volume 192 page 90.
- 7.** Restrictions as shown on recorded plat.

\$ 89,600 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.


20140505000134000 1/3 \$132.00
Shelby Cnty Judge of Probate, AL
05/05/2014 03:18:44 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 11th day of April, 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 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 11th day of April, 2014.



NOTARY PUBLIC

My Commission Expires:

AFFIX SEAL

2013-001472

MY COMMISSION EXPIRES 03/07/2017

A121J15

Seller's Address:

Fannie Mae

PO Box 650043

Dallas, TX 75265-0043


20140505000134000 2/3 \$132.00
Shelby Cnty Judge of Probate, AL
05/05/2014 03:18:44 PM FILED/CERT

Shelby County, AL 05/05/2014
State of Alabama
Deed Tax: \$112.00

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
Mailing Address National Mortgage Association
P.O. Box 650043
Dallas, TX 75265-0043

Grantee's Name Michelle Kayati
Mailing Address 123 Elm Court
Helena, AL 35080

Property Address 123 Elm Court
Helena, AL 35080

Date of Sale April 18, 2014
Total Purchase Price \$ 112,000.00

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 04-18-2014

Print Olga Mendoza

Unattested

Sign

Olga Mendoza

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20140505000134000 3/3 \$132.00
Shelby Cnty Judge of Probate, AL
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