

Shelby County, AL 05/13/2014
State of Alabama
Deed Tax: \$52.00

20140513000144170 1/4 \$75.00
Shelby Cnty Judge of Probate, AL
05/13/2014 01:14:19 PM FILED/CERT

Commitment Number: 3259445
Seller's Loan Number: 1712949570

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
14-7-36-0-000-004-001

SPECIAL WARRANTY DEED

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, whose mailing address is **P.O. Box 650043, Dallas, TX 75265**, hereinafter grantor, for \$52,000.00 (Fifty Two Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **HAM C. NGUYEN**, hereinafter grantee, whose tax mailing address is **1020 Berrington Circle, Birmingham, AL 35242**, the following real property:

** Married*
All that certain parcel of land situate in the County of Shelby, State of Alabama, being more particularly described as follows: Commencing at a one inch pipe in the Northwest corner of the Northwest 1/4 of Section 36 Township 20 South Range 2 West Shelby County Alabama also the Point of beginning said point being on the South side of County Road Number 331. Thence South 89 degrees 36 minutes 15 seconds East along said road for 36.91 feet to a point; thence South 84 degrees 44 minutes 35 seconds East along said road for 17.35 feet to a point thence South 78 degrees 18 minutes 45 seconds East along said road for 57.41 feet to a point thence South 77 degrees 14 minutes 55 seconds East along said road for 51.06 feet to a point thence North 89 degrees 53 minutes 20 seconds East along said road for 41.08 feet to a point thence South 03 degrees 24 minutes 25 seconds East for 235.53 feet to a point on the North side of County Road Number 331 thence South 57 degrees 29 minutes 00 seconds West along said road for 16.91 feet to a point thence South 60 degrees 38 minutes 35 seconds West along said road for 76.93 feet to a point thence South 65

degrees 03 minutes 20 seconds West along said road for 58.51 feet to a point thence South 68 degrees 49 minutes 40 seconds West along said road for 63.98 feet to a point thence North 03 degrees 24 minutes 25 seconds West for 355.86 feet back to the point of beginning containing 0.00 acres more or less, being in and a part of the Northwest 1/4 of Section 36 Township 20 South Range 2 West.

Property Address is: 4023 Highway 331, Columbiana, AL 35051

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.


The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **Doc No. 20130531000224140**

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$62,400.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$62,400.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE.

THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.


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Executed by the undersigned on 4-22, 2014:

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: **ServiceLink, a Division of Chicago Title Insurance Company, its Attorney In Fact**

By: _____

Name: _____

Cherri Springer

Title: _____

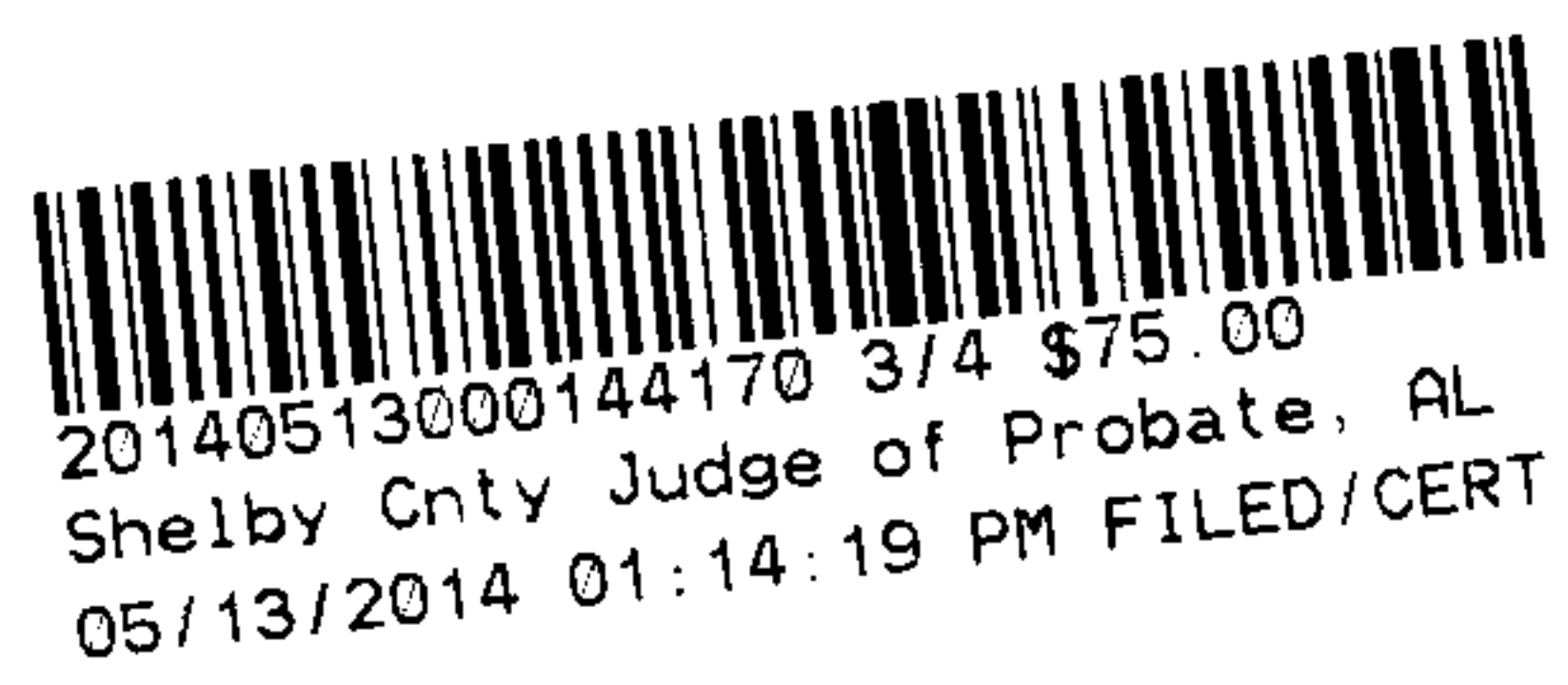
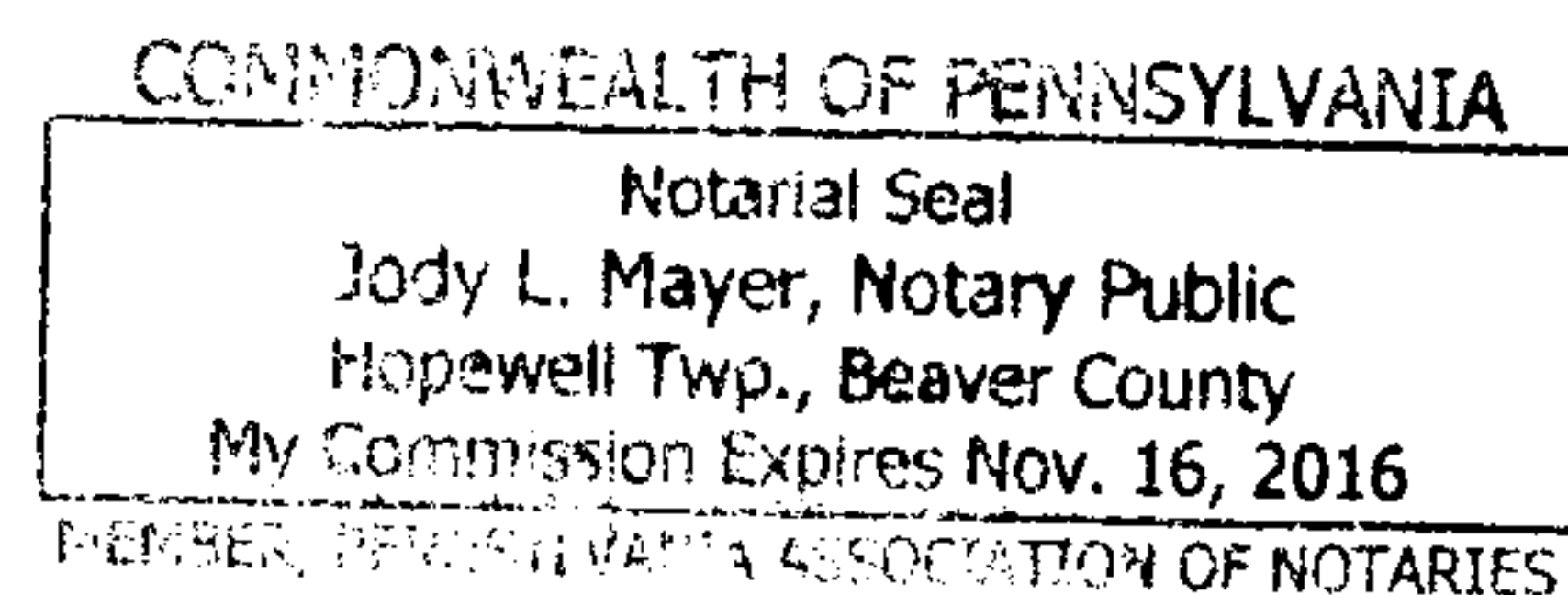
Att

A Power of Attorney relating to the above described property was recorded on 02.10.2012 at Document Number: 20120210000049710.

STATE OF **Pennsylvania**
COUNTY OF **ALLEGHENY**

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 22 day of April, 2014, by **Cherri Springer** of **ServiceLink, A Division of Chicago Title Insurance Company as the Attorney in Fact for FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION**, and is appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown _____ as identification, who after being by me first duly sworn, deposes and says that he/she has the full binding legal authority to sign this deed on behalf of the aforementioned corporation and acknowledge said authority is contained in an instrument duly executed, acknowledged; and recorded as set forth above, and that this instrument was voluntarily executed under and by virtue of the authority given by said instrument granting him/her power of attorney.

NOTARY PUBLIC
My Commission Expires



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 FEDERAL
NATIONAL MORTGAGE
ASSOCIATION

Mailing Address P.O. Box 650043, Dallas, TX
75265

Property Address 4023 Highway 331 Columbiana,
AL 35051

Grantee's Name HAM C. NGUYEN

Mailing Address 1020 Berrington Circle
Birmingham, AL 35242

Date of Sale
Total Purchase Price 52,000.00

or
Actual Value \$

or
Assessor's Market Value \$



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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.

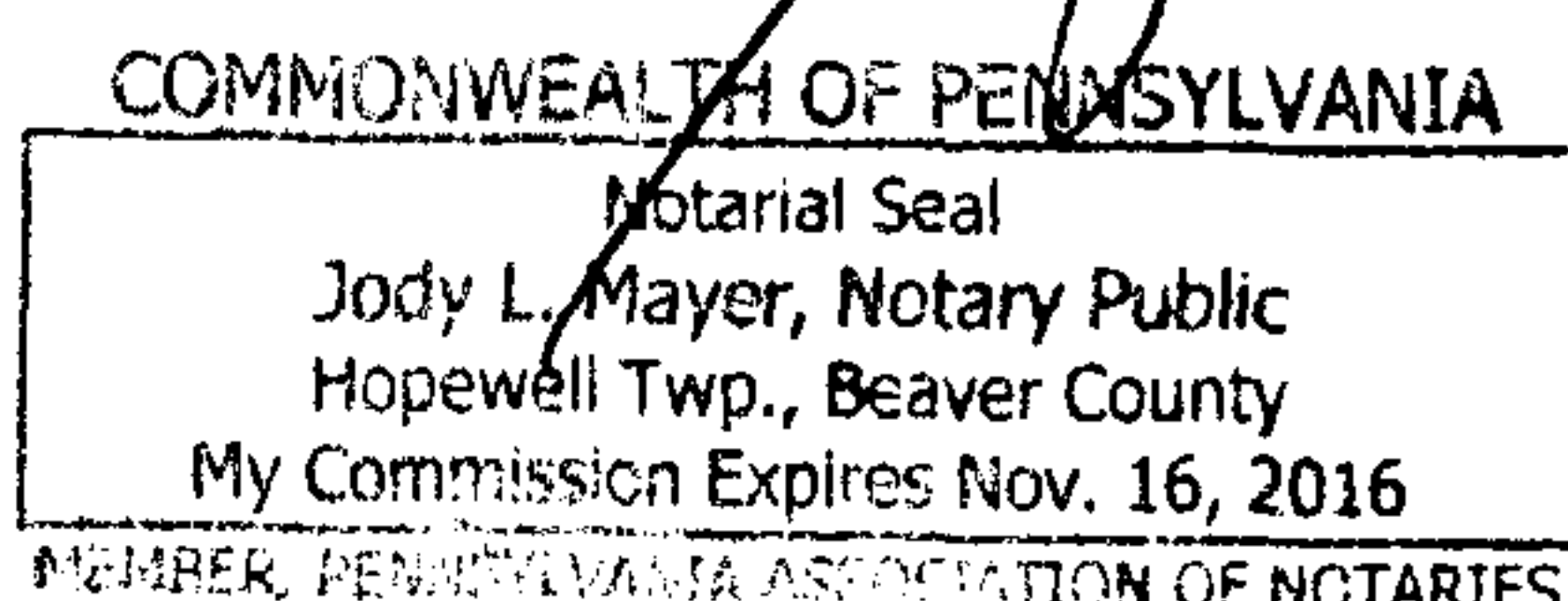
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 4-22-14

Unattested

(verified by)



x Print

Sign

Cheri Springer

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1