



20140515000146790 1/3 \$36.00
Shelby Cnty Judge of Probate, AL
05/15/2014 11:18:57 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:
Hussain Hussain

2509 Arbor Cove

Hoover, AL 35244

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Three Hundred Eighteen Thousand And 00/100 (\$318,000.00) 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 Hussain Hussain, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 189, according to the Final Plat of Arbor Hill Phase III, as recorded in map Book 33, Page 142, 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 Book 332, Page 554; Book 65, Page 1 and Instrument No. 2004-12713.
4. Restrictive covenant as recorded in Instrument No. 2003-59578.
5. Mineral and mining rights as recorded in Book 121, Page 294; Book 127, Page 140; Book 9, Page 302; Book 255, Page 188; Book 6, Page 16; Book 111, Page 625 and Book 268, Page 344.
6. Articles of Incorporation of Arbor Hills Homeowner Association recorded in Instrument No. 20030905000595750.
7. Transmission Line Permits to Alabama Power Company recorded in Book 136, Page 34; Book 151, Page 449; Book 136, Page 28 and Book 108, Page 363.
8. Agreement with Alabama Power Company as to underground cable as recorded in Book 69, Page 445 and covenants pertaining thereto as recorded in Book 69, Page 458.
9. Assignment of Developers Rights as recorded in Instrument No. 2002-30821.
10. Building setback lines, easements, rights of ways, covenants, conditions, restrictions, reservation and limitations affecting the land.
11. Restrictions as shown on recorded plat.
12. 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 20131016000412280, in the Probate Office of Shelby County, Alabama.

\$ 302,100.00 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 Grantee, his/her heirs and assigns, forever.

Shelby County, AL 05/15/2014
State of Alabama
Deed Tax: \$16.00

14-0220

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 24th 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

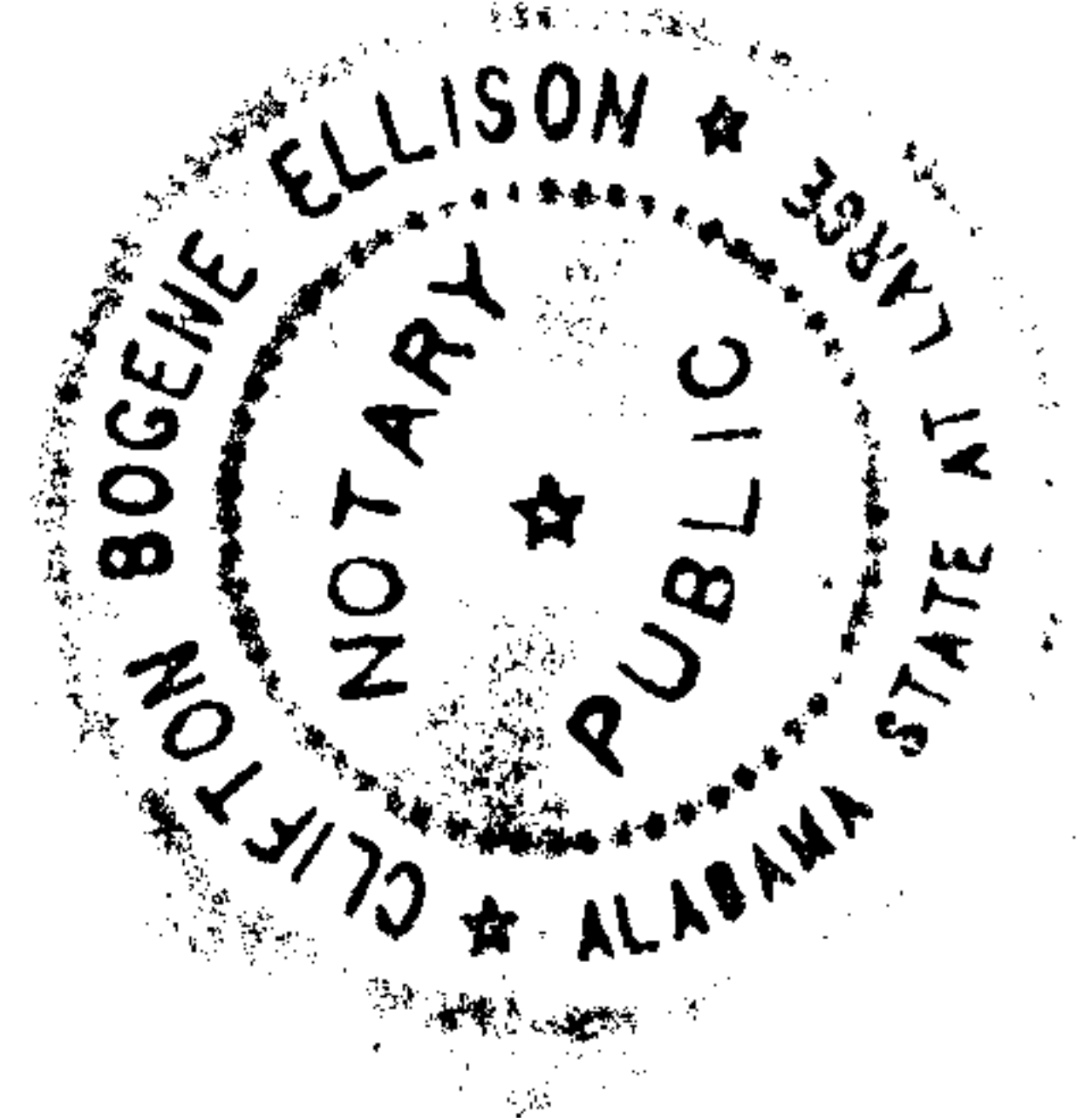
COUNTY OF JEFFERSON

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 24th day of April, 2014.



NOTARY PUBLIC
My Commission Expires:
AFFIX SEAL




2013-002145

A131M3Z

MY COMMISSION EXPIRES 03/07/2017

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


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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 and Federal
National Mortgage Association
and , and Asset # A131M3Z

Grantee's Name Hussain Hussain

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

Mailing Address 6158 Crowne Falls Pkwy
Hoover, AL 35244

Property Address 2509 Arbor Cove
Hoover, AL 35244

Date of Sale May 5, 2014

Total Purchase Price \$318,000.00

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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ Closing Statement

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 May 5, 2014

Print Hussain Hussain

Unattested
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

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