

20140521000153590 1/3 \$22.50  
Shelby Cnty Judge of Probate, AL  
05/21/2014 12:40:02 PM 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:  
Edward A. Day

2555 TAH. TERRELL  
ALABAMA, AL 35207

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Fifteen Thousand And 00/100 (\$115,000.00) 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 Edward A. Day, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 28, in Block 7, according to the Survey of Southwind, Fourth Sector, as recorded in Map Book 7, Page 97, 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. 35-foot minimum building setback line as reserved and shown on recorded map.
4. Easement/right-of-way to Alabama Power Company as recorded in Volume 316, Page 359.
5. Restrictive covenant as recorded in Misc 428, Page 978 and Misc. 428, Page 646.
6. 5 foot easement on North, South, and rear lot lines as shown on recorded plat.
7. Agreement granted to Alabama Power Company as recorded in Volume 428, Page 647.
8. 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 20130912000370480, in the Probate Office of Shelby County, Alabama.

\$ 112,917.00 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 05/21/2014  
State of Alabama  
Deed Tax: \$2.50

Seller hereby agrees to indemnify and hold harmless the title company, its approved title agent, the closing attorney, and the Buyer from any loss, liability, costs, expenses, taxes due, penalties, interest and attorneys' fees, including attorneys' fees to enforce this agreement, due to any errors, untruthful statements or inconsistencies contained within this Affidavit.

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

By: 

Date: 4/2/14

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 affidavit, and who is known to me, acknowledged before me on this day that, being informed of the contents of the affidavit, 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 2nd day of April, 2014.



NOTARY PUBLIC  
My Commission Expires:  
AFFIX SEAL

MY COMMISSION EXPIRES 03/07/2017

  
20140521000153590 2/3 \$22.50  
Shelby Cnty Judge of Probate, AL  
05/21/2014 12:40:02 PM FILED/CERT



**Real Estate Sales Validation Form**

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

<b>Grantor's Name</b>	<u>Fannie Mae</u>	<b>Grantee's Name</b>	<u>Edward A. Day</u>
<b>Mailing Address</b>	<u>14221 Dallas Pkwy, Ste 1000</u> <u>Dallas, TX 75254</u>	<b>Mailing Address</b>	<u>2555 Tahiti Terrace</u> <u>Alabaster, AL 35007,</u>
<b>Property Address</b>	<u>2555 Tahiti Terrace</u> <u>Alabaster, AL 35007</u>	<b>Date of Sale</b>	<u>April 9, 2014</u>
		<b>Total Purchase Price</b>	<u>\$ 115,000.00</u>
		<b>or</b>	
		<b>Actual Value</b>	<u>\$</u>
		<b>or</b>	
		<b>Assessor's Market Value</b>	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 April 9, 2014

Print Edward A. Day

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



20140521000153590 3/3 \$22.50  
Shelby Cnty Judge of Probate, AL  
05/21/2014 12:40:02 PM FILED/CERT