

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

Send Tax Notice to:
Richard Bret Tucker

108 Summerchase Pkwy
Calera, AL 35040

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Six Thousand And 00/100 (\$106,000.00) 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 Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Richard Bret Tucker, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3, according to the Survey of Summerchase Phase I, as recorded in Map Book 23, Page 7, 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 and Southern Bell Telephone Company as recorded in Instrument #1998-26462.
4. Restrictive covenant as recorded in Instrument #1997-30687.
5. Covenant releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may nor or hereafter exist or occur or cause damage to subject property, as shown by instrument recorded in Map Book 23, Page 7 in Probate Office.
6. Reservations of ingress, egress and drainage utility easement set out in instrument # 1997-7984 in probate office.
7. Building lines, rights of ways, covenants, conditions, restrictions, reservations and limitations affecting the land.
8. Transmission line permits granted Alabama Power Company as recorded in Deed Book 174, Page 309; Deed Book 99, Page 465; Deed Book 103, Page 168 and Deed Book 206, Page 220.
9. Easements as shown by recorded plat, including 15 feet on southeasterly side, 5 feet on the southeasterly side and 5 feet on the southwesterly side of lot.
10. 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 #20131016000412290, in the Probate Office of Shelby County, Alabama.

\$ 108,163.00 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.

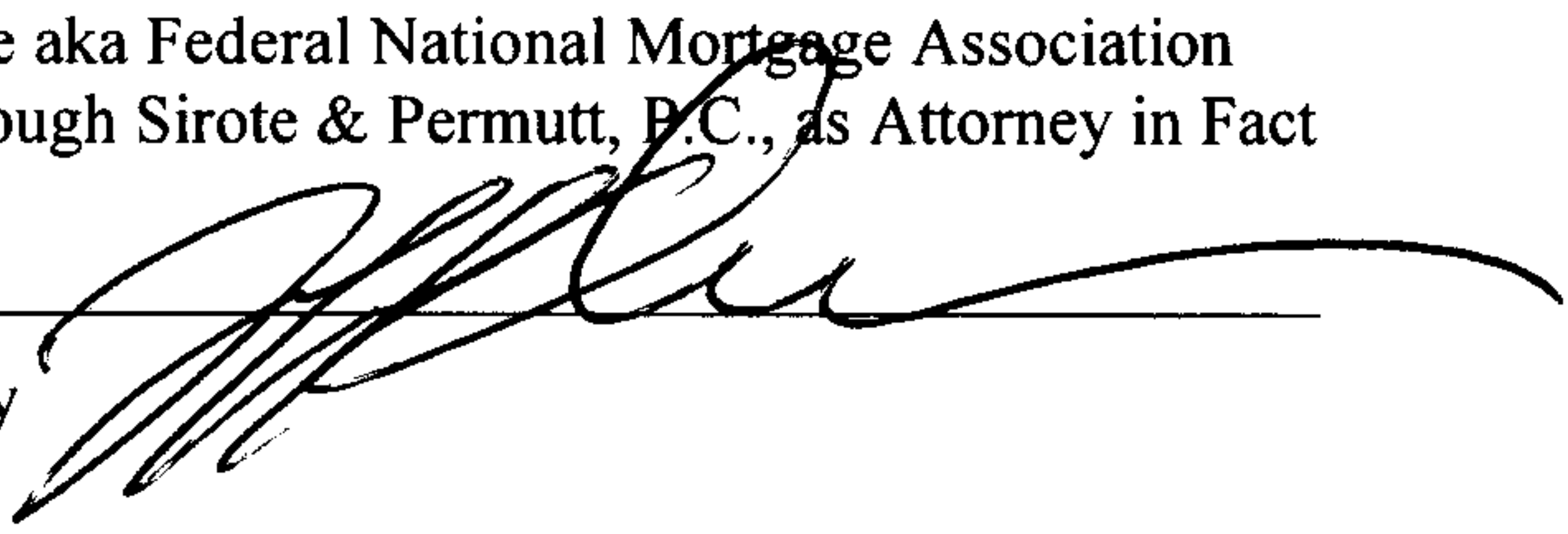

20140529000162360 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
05/29/2014 03:09:01 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 21st day of May, 2014.

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

By: _____

Its Attorney

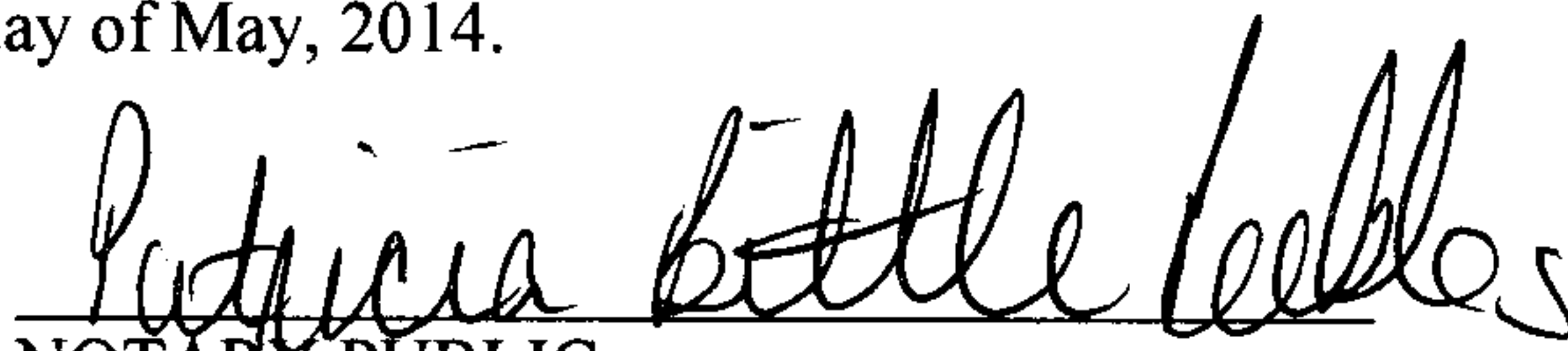


STATE OF ALABAMA

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 21st day of May, 2014.



NOTARY PUBLIC

My Commission Expires:

AFFIX SEAL

2014-000003

MY COMMISSION EXPIRES 12/26/2017

A131M8Q

Seller's Address:

Fannie Mae

PO Box 650043

Dallas, TX 75265-0043



20140529000162360 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
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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

**FANNIE MAE AKA and FEDERAL
NATIONAL MORTGAGE
ASSOCIATION and REO ASSET
#A131M8Q**

Grantor's Name

Grantee's Name **RICHARD BRET TUCKER**

Mailing Address **14221 DALLAS PARKWAY, SUITE
1000
DALLAS, TX 75254**

Mailing Address **108 SUMMERCHASE PKWY
CALERA, AL 35040**

Property Address **108 SUMMERCHASE PKWY
CALERA, AL 35040**

Date of Sale **May 23, 2014**

Total Purchase Price **\$106,000.00**

or

Actual Value

\$

or

Assessor's Market Value \$



20140529000162360 3/3 \$21.00
Shelby Cnty Judge of Probate, AL
05/29/2014 03:09:01 PM FILED/CERT

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 **May 23, 2014**

Print **Malcolm S. McLeod**

Unattested

Audrea H. Ginn
(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

**My Commission Expires
March 8th, 2018**