



20140530000163390 1/3 \$152.00  
Shelby Cnty Judge of Probate, AL  
05/30/2014 02:02:49 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:  
Alice Driver

120 Bolton Lane  
Columbiana AL 35051

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Thirty-Two Thousand And 00/100 (\$132,000.00) 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 Alice Driver, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the NW corner of the NE 1/4 of SE 1/4, Section 25, Township 21 South, Range 1 West; thence proceed in a Westerly direction along the North boundary of the NW 1/4 of SE 1/4 and NE 1/4 of SW 1/4, Section 25, Township 21 South, Range 1 West; for a distance of 2285.43 feet to a point on the West right of way line of Washington Street; thence turn an angle of 100 degrees 18 minutes to the left and proceed in a Southerly direction along the said West right of way line of Washington Street, a distance of 1234.53 feet to the point of intersection with the North right of way line of Bolton Lane; thence turn an angle of 100 degrees 18 minutes; to the right and proceed in a Westerly direction along the North right of way line of Bolton Lane for a distance of 172.05 feet to the point of beginning of the lot herein described, thence continued in the same direction along said North right of way of Bolton Lane, a distance of 280.00 feet to a point, thence turn an angle of 90 degrees to the right and run for a distance of 200.00 feet to a point, thence turn an angle of 90 degrees to the right and run for a distance of 280.00 feet to a point; thence turn an angle of 90 degrees 00 minutes to the right and run for a distance of 200.00 feet to the point of beginning. Said lot is lying in the NE 1/4 of SW 1/4, Section 25, Township 21 South, Range 1 West, situated in 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. Restrictive covenant as recorded in Book 248, Page 924.
4. Easements, rights of ways, covenants, conditions, reservations and limitations affecting the land.
5. 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 No. 20140318000075120, in the Probate Office of Shelby County, Alabama.

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.

Shelby County, AL 05/30/2014  
State of Alabama  
Deed Tax: \$132.00

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 28th day of May, 2014.

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

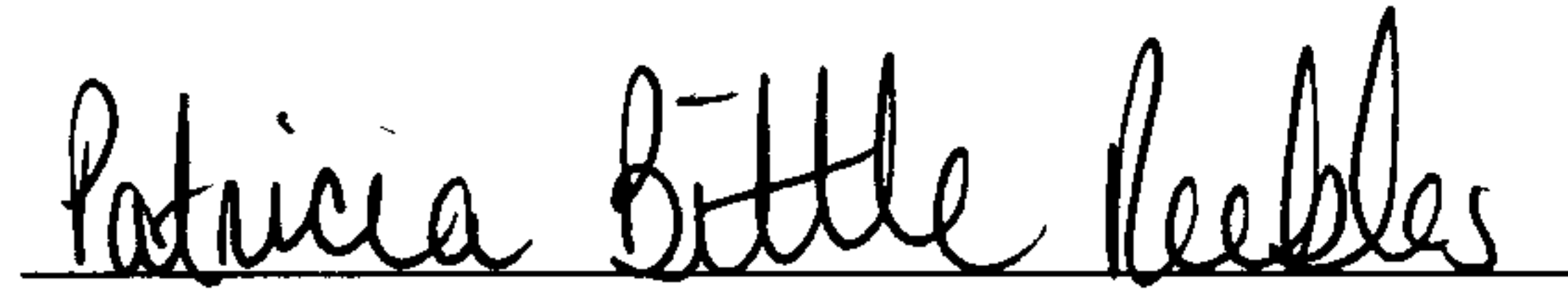
By:   
Its Attorney

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 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 28th day of May, 2014.



NOTARY PUBLIC

My Commission Expires:

AFFIX SEAL

2014-000512

**MY COMMISSION EXPIRES 12/26/2017**

A140CXR

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 Federal National  
Mortgage Association  
Mailing Address 14221 Dallas Parkway, Suite  
1000  
Dallas, TX 75254

Grantee's Name Alice Driver  
Mailing Address 120 Bolton Lane  
Columbiana AL 35051

Property Address 120 Bolton Ln  
Columbiana, AL 35051

Date of Sale 05/30/2014  
Total Purchase Price \$132,000.00  
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 05/30/2014

☐ Unattested

(verified by)

Print Alice Driver

Sign Alice Driver  
(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1