


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

Send Tax Notice to:
Elliot Salzman

1033 Bridgewater Park Drive
Hoover, AL 35244


20140618000184880 1/3 \$37.00
Shelby Cnty Judge of Probate, AL
06/18/2014 02:35:50 PM FILED/CERT

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Three Hundred Thirty-Eight Thousand And 00/100 (\$338,000.00) 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 Elliot Salzman, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 9A, according to the Final Record Plat of a Resurvey of Lots 1 through 12, Bridgewater Park, as recorded in the Probate Office in Map Book 38, Page 43 in Shelby County, Alabama; being 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. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Business) recorded in Misc. Book 13, Page 50, as amended by Amendment No. 1 recorded in Misc. Book 15, Page 189, and as further amended by Amendment No. 2, recorded in Misc. Book 19, Page 633, in the Probate Office of Shelby County, Alabama.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real Volume 1954, Page 262 (Jefferson County) in Probate Office.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 127, Page 140; Deed Book 121, Page 294; Real 220, Page 190 (Bessemer); Volume 3642, Page 2587 (Birmingham); Volume 275, Page 186 and Real Volume 77, Page 900 in Probate Office.
6. Easement(s) to Jefferson County as shown by instrument recorded in Real 1032, Page 260 and Real Volume 1037, Page 732 in Probate Office.
7. Subject to settlement agreement as set out in Instrument No. 9311/6077 in Probate Office.
8. Release of damages as set out in instrument recorded in Instrument No. 20020703000311910; Instrument No. 200205/2376 and Instrument No. 200210/7488 in Probate Office.
9. Declaration of Protective Covenants for Bridgewater Park Subdivision as set out in Instrument No. 200462/5983 in Jefferson County and Instrument No. 20040803000430160 in Shelby County, Alabama.
10. Easement dated 9/4/03 by and between Crowne Woods Associates, Ltd. and The Sproul Company of Alabama, Inc. in Instrument No. 200313/8914 (Jefferson County, Birmingham) and Instrument No. 200363/4203 (Jefferson County, Bessemer) in the Probate Office.
11. Restrictions, limitations, conditions and other provisions as set out in Map Book 40, Page 45 and Map Book 40, Page 69 in the Probate Office. (Jefferson County).
12. Restrictive Covenants and Grant of Land Easement as set out in Instrument No. 20050203000056320 in the Probate Office. (Shelby County)
13. Easement, rights of ways, building lines, restrictions, covenants, conditions, reservations and limitations affecting the land.
14. Restrictions as shown on recorded plat.
15. 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 #20140313000070590, in the Probate Office of Shelby County, Alabama.

\$ 321,100.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Shelby County, AL 06/18/2014
State of Alabama
Deed Tax: \$17.00

140296

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.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 22nd 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 22nd day of May, 2014.

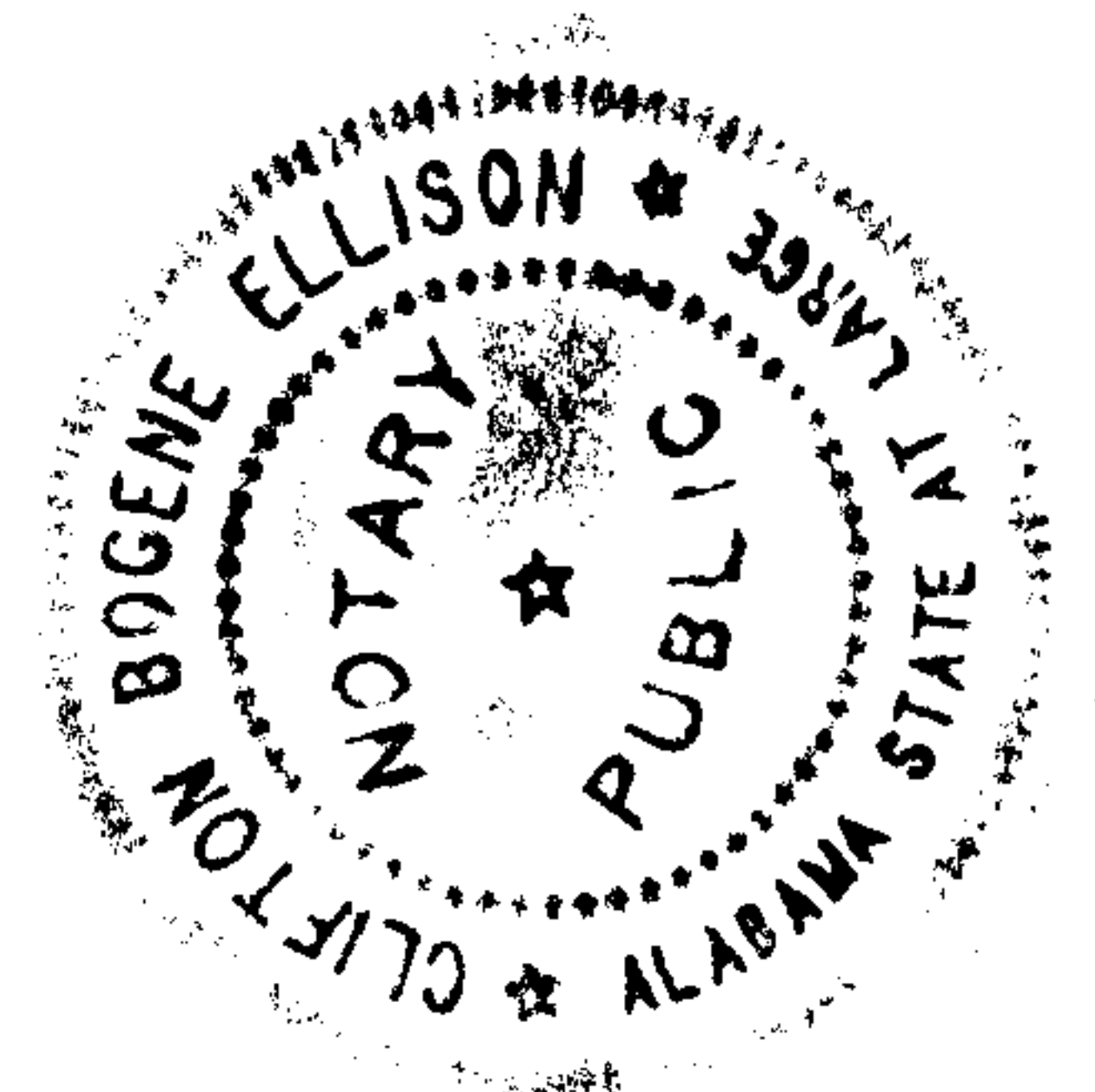

NOTARY PUBLIC
My Commission Expires:
AFFIX SEAL


2014-000621

A140B8L

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 Asset #A140B8L

Grantee's Name Elliot Salzman

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

Mailing Address 8547 E 97th Street
Tulsa, OK 74133

Property Address 1033 Bridgewater Park Drive
Hoover, AL 35244

Date of Sale May 30, 2014

Total Purchase Price \$338,000.00

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 30, 2014

Print William P. Conkey

 Unattested
(verified by)

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



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