

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

Send Tax Notice to:
Janet Griffith
Jason Griffith
207 Mountain Lake Trail
Alabaster, AL 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two Hundred Five Thousand And 00/100 (\$205,000.00) to the undersigned, Fannie Mae aka Federal National Mortgage Association, by and through Sirote & Permutt, P.C., as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Janet Griffith, and Jason Griffith, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3, according to the map or survey of Mountain Lake Subdivision, as re-recorded in Map Book 31, Page 129, 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 Grantees herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Book 217 Page 90 and Book 232 Page 709.
4. Easement/right-of-way to Shelby County Alabama as recorded in Book 1999 Page 348756.
5. Restrictive covenant as recorded in Instrument #20050510000224130.
6. Restrictions and covenants for Sewer System recorded in Instrument #20040908000501180.
7. Building lines, easements, restrictions, rights of ways, covenants, conditions, reservations and limitations.
8. Restrictions as shown on recorded plat.
9. 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 #20131016000412270, in the Probate Office of Shelby County, Alabama.

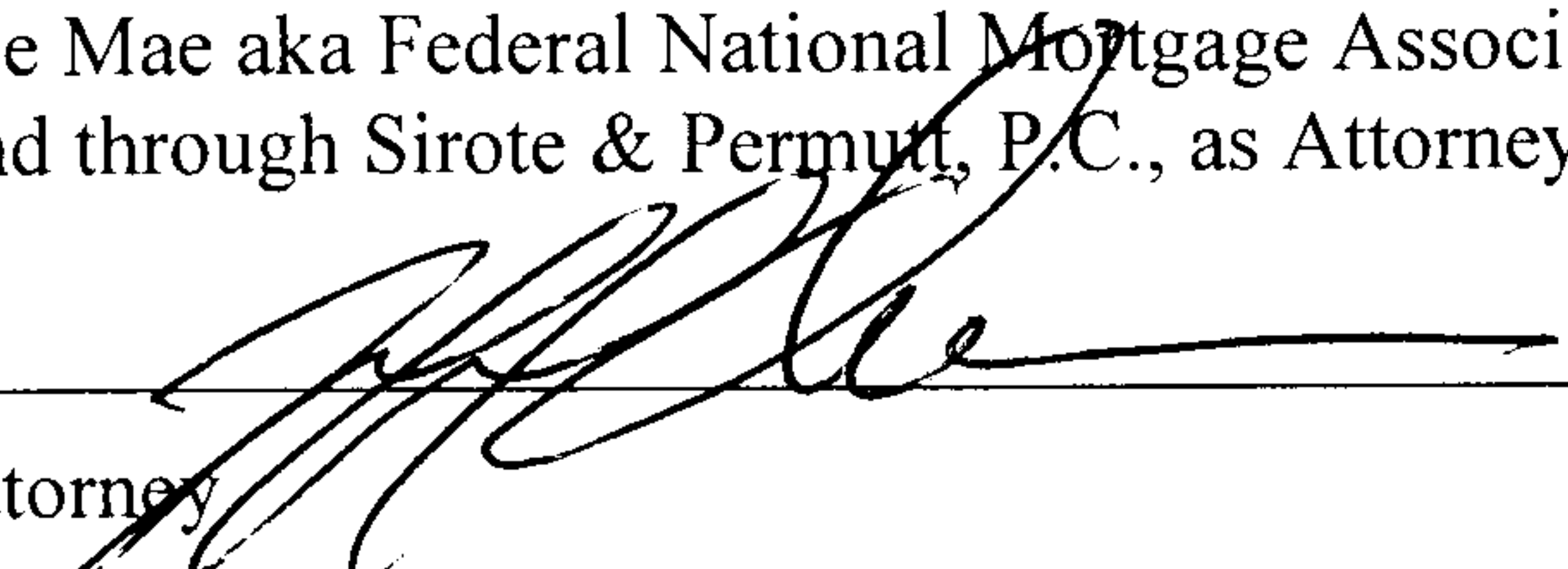
\$ 201,286.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 23rd day of July, 2014.

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

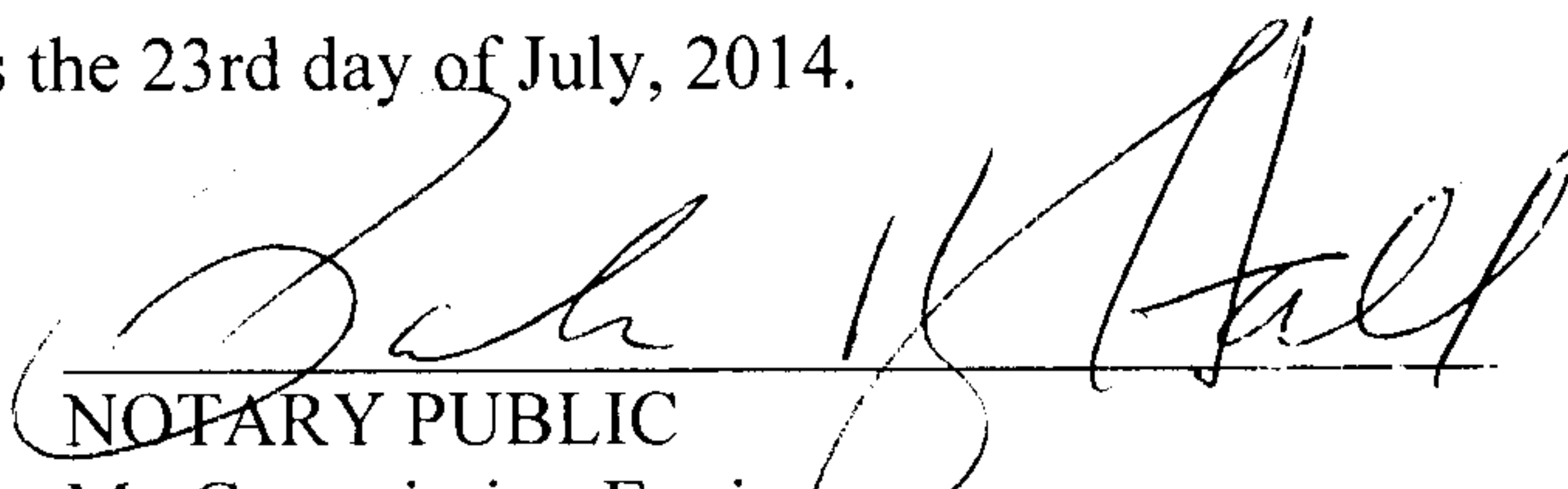
By: 
Its Attorney

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, 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 association, acting in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 23rd day of July, 2014.

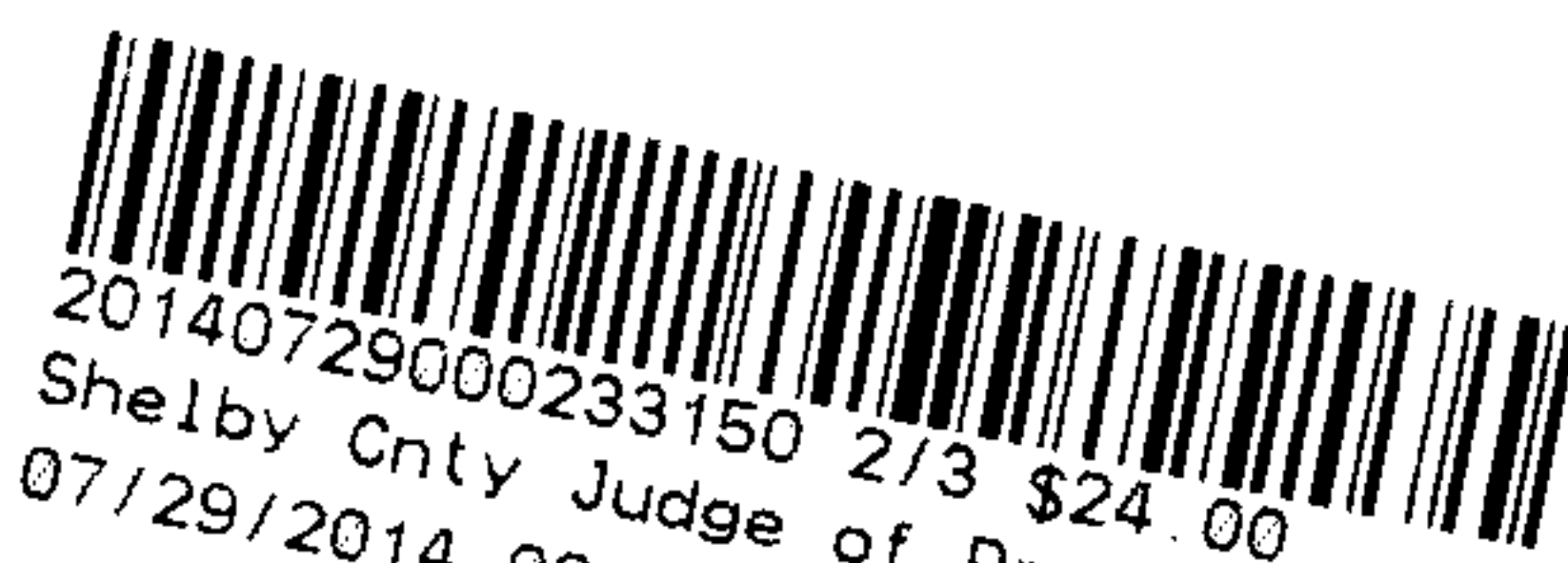

NOTARY PUBLIC
My Commission Expires:
AFFIX SEAL

2014-000165

MY COMMISSION EXPIRES 08/06/2016

A131MCK

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


20140729000233150 2/3 \$24.00
Shelby Cnty Judge of Probate, AL
07/29/2014 02:15:26 PM FILED/CERT

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 and MORTGAGE ASSOCIATION and REO ASSET #A131MCK	Grantee's Name	JANET GRIFFITH and JASON GRIFFITH
Mailing Address	14221 DALLAS PARKWAY, SUITE 1000 DALLAS, TX 75254	Mailing Address	207 MOUNTAIN LAKE TRAIL ALABASTER, AL 35007
Property Address	207 MOUNTAIN LAKE TRAIL ALABASTER, AL 35007	Date of Sale	July 25, 2014
		Total Purchase Price	\$205,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Closing Statement	

If the conveyance document presented for recordation contains all of the required information, the recording of this form is not required.

20140729000233150 3/3 \$24.00
Shelby Cnty Judge of Probate, AL
07/29/2014 02:15:26 PM FILED/CERT

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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 **July 25, 2014**

Print **Malcolm S. McLeod**

☐ Unattested

Agenda D. Sweeney
(verified by)
**My Commission Expires
March 8th, 2018**

Sign

(Grantor/Grantee/Owner/Agent) circle one