

20140729000233510

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

07/29/2014 03:42:43 PM  
DEEDS 1/3

Send Tax Notice to:  
Brian Wiedmeyer

209 Meadows Croft Circle  
Birmingham, AL 35242

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Thirty-Eight Thousand Seven Hundred Seventy And 00/100 (\$138,770.00) to the undersigned, Fannie Mae a/k/a 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 Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Brian Wiedmeyer, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 9, according to the Survey of Meadow Brook Townhomes, Phase II, 2nd Sector, as recorded in Map Book 22, Page 4 A and B, 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. Mineral and mining rights as recorded in Book 66, Page 34, Volume 32, Page 48 and Volume 28, Page 581..
4. Restrictions appearing of record in real volume 23, Page 621; Corp. Book 30, Page 905; Real Volume 81, Page 323 and amended by Instrument # 2001-20685; and Real Volume 81, Page 355; Real Volume 121, Page 931 and Real Volume 216, Page 538.
5. Transmission Line Permit with Alabama Power Company, as recorded in Real Volume 75, Page 649.
6. Agreement with Alabama Power Company for underground Residential Distribution, as recorded in Real Volume 157, Page 543 and covenants pertaining thereto recorded in Deed Book 66, Page 34.
7. Restrictions as shown on recorded map.
8. Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkway and entrance.
9. Agreement with regard to Sanitary Sewer System as set out in real volume 81, Page 352.
10. Declaration of Covenants, as recorded in Instrument # 1996-28313.
11. Right of way granted to Alabama Power Company in real volume 75, Page 649 and real Volume 171, Page 714.
12. Notes as shown on recorded map(s).
13. Easement for sewer as shown by Instrument # 58 Page 365
14. Easement, building lines, rights of ways, restrictions, covenants, conditions, reservations and limitations affecting the land.
15. Restrictions as shown on recorded plat.

16. 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. 20140313000069860, in the Probate Office of Shelby County, Alabama.


\$ 104,077.00 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.

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

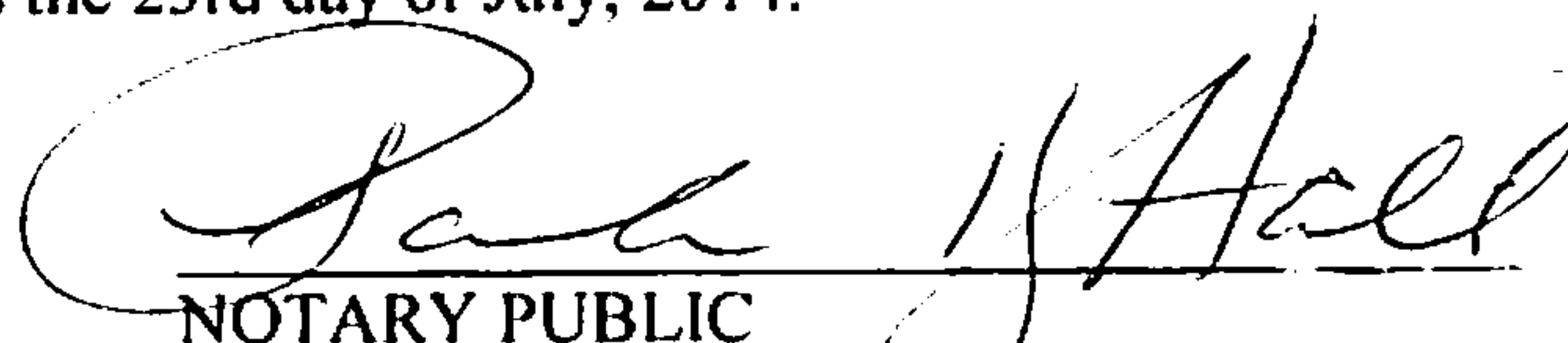
By:   
Its Attorney

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 a/k/a 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

2014-000466  
A140B9B

MY COMMISSION EXPIRES 08/06/2016

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

**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> Fannie Mae a/k/a Federal National Mortgage Association	<b>Grantee's Name</b> Brian Wiedmeyer												
<b>Mailing Address</b> Asset Number A140B9B, 14221 Dallas Parkway, Suite 1000 Dallas, TX 75254	<b>Mailing Address</b> 2917 Taralane Drive Birmingham, AL 35216												
<b>Property Address</b> 209 Meadow Croft Circle Birmingham, AL 35242  20140729000233510 07/29/2014 03:42:43 PM DEEDS 3/3	<table border="0" style="width: 100%;"><tr><td style="width: 50%;"><b>Date of Sale</b></td><td style="width: 50%;">July 25, 2014</td></tr><tr><td><b>Total Purchase Price</b></td><td>\$138,770.00</td></tr><tr><td><b>or</b></td><td></td></tr><tr><td><b>Actual Value</b></td><td>\$ _____</td></tr><tr><td><b>or</b></td><td></td></tr><tr><td><b>Assessor's Market Value</b></td><td>\$ _____</td></tr></table>	<b>Date of Sale</b>	July 25, 2014	<b>Total Purchase Price</b>	\$138,770.00	<b>or</b>		<b>Actual Value</b>	\$ _____	<b>or</b>		<b>Assessor's Market Value</b>	\$ _____
<b>Date of Sale</b>	July 25, 2014												
<b>Total Purchase Price</b>	\$138,770.00												
<b>or</b>													
<b>Actual Value</b>	\$ _____												
<b>or</b>													
<b>Assessor's Market Value</b>	\$ _____												

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"/> Sales Contract <input checked="" type="checkbox"/> Closing Statement	<input type="checkbox"/> Appraisal <input type="checkbox"/> Other: _____
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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 - Fannie Mae a/k/a Federal National Mortgage Association, Asset Number A140B9B, 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254.

Grantee's name and mailing address - Brian Wiedmeyer, 2917 Taralane Drive, Birmingham, AL 35216.

Property address - 209 Meadow Croft Circle, Birmingham, AL 35242

Date of Sale - July 25, 2014.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/29/2014 03:42:43 PM  
\$55.00 CHERRY  
20140729000233510

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 with 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

Sign \_\_\_\_\_  
Agent