

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

20140729000233550
07/29/2014 03:46:32 PM
DEEDS 1/3

Send Tax Notice to:
Samuel H. Waldrop, Jr.
Ashleigh Denise Harlow
37209 Hwy 25
Harpersville, AL 35078

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Sixty-Six Thousand Five Hundred And 00/100 (\$66,500.00) 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 Samuel H. Waldrop, Jr., and Ashleigh Denise Harlow, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the Northeast quarter of the Northwest quarter of Section 9, Township 20 South, Range 2 East, Shelby County, Alabama, described as follows: Begin at the Northwest corner of the Northeast quarter of the Northwest quarter of Section 9, Township 20 South, Range 2 East and run thence run South 88 degrees 14 minutes 55 seconds East along the North boundary of said quarter-quarter section for a distance of 54.91 feet to the point of beginning of herein described parcel of land; thence from said point of beginning continue South 88 degrees 14 minutes 55 seconds East for a distance of 429.94 feet; thence North 59 degrees 22 minutes 03 seconds East for 93.02 feet; thence South 67 degrees 38 minutes 29 seconds East 141.55 feet to a point on the West right of way line of Wilsonville-Vincent Highway; thence South 26 degrees 58 minutes 43 seconds West along said right of way for 219.38 feet; thence leaving said right of way proceed North 87 degrees 28 minutes 45 seconds West for 548.78 feet; thence North 02 degrees 07 minutes 22 seconds East 190.77 feet; back to the point of beginning; 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 Grantees herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Instrument #2001-18551.
4. Easements, restrictions, reservations, covenants, conditions and limitations affecting the land.
5. Restrictions as shown on recorded plat.

\$65,295.00 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, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy thereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 11th day of July, 2014.

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

By: 

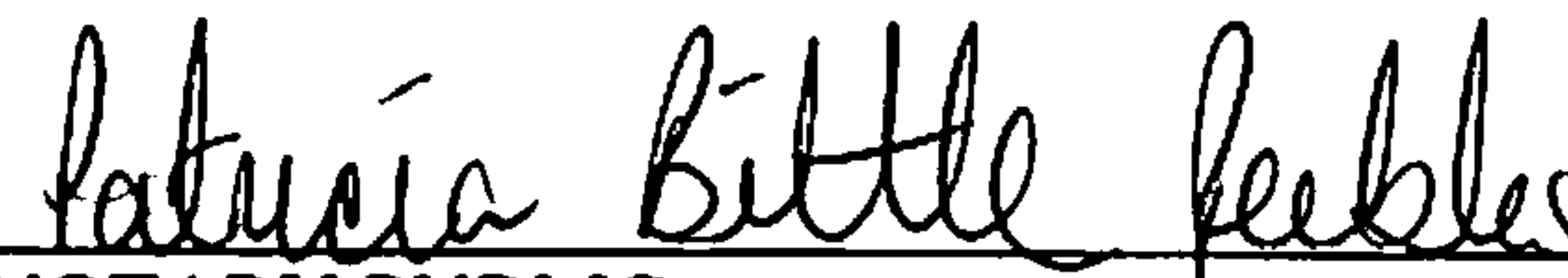
Its Attorney

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Caroline E. Walker, 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, her, 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 11th day of July, 2014.



NOTARY PUBLIC

My Commission Expires:

AFFIX SEAL

2013-002338

MY COMMISSION EXPIRES 12/26/2017

A131SDC

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

Grantor's Name	Fannie Mae aka Federal National Mortgage Association	Grantee's Name	Samuel H. Waldrop, Jr. and Ashleigh Denise Harlow
Mailing Address	Asset Number: A131SDC, 14221 Dallas Parkway, Suite 1000 Dallas, TX 75254	Mailing Address	123 Amanda Drive Vincent, AL 35078
Property Address	37209 Highway 25 Harpersville, AL 35078	Date of Sale	July 25, 2014
		Total Purchase Price	\$66,500.00
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	\$ _____

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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 referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - Fannie Mae aka Federal National Mortgage Association, Asset Number: A131SDC, 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254.

Grantee's name and mailing address - Samuel H. Waldrop, Jr. and Ashleigh Denise Harlow, 123 Amanda Drive, Vincent, AL 35078.

Property address - 37209 Highway 25, Harpersville, AL 35078

Date of Sale - July 25, 2014.

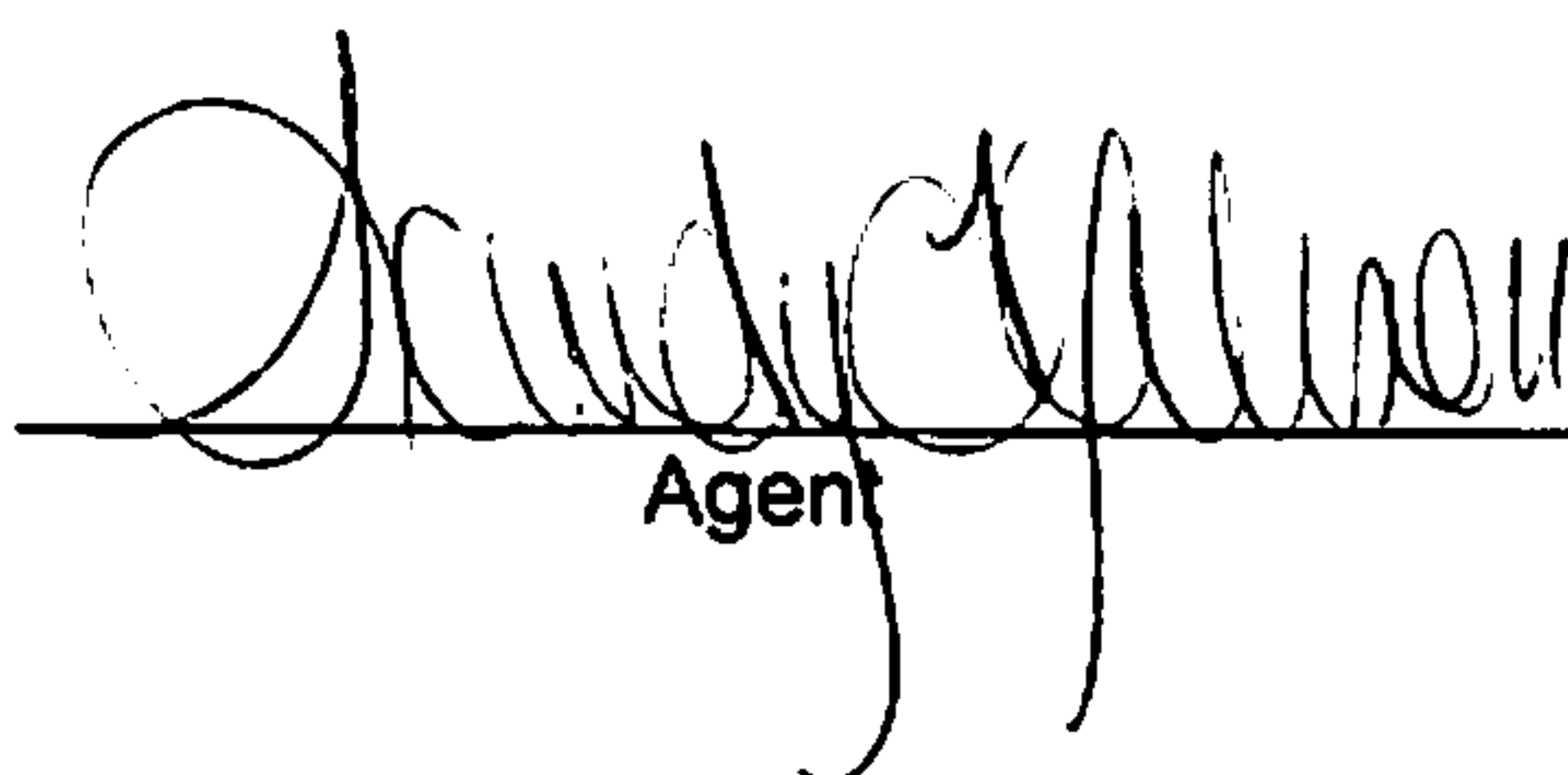
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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

Sign  _____
Agent