

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

Send Tax Notice to:

Jose Luis Marquez

Gloria Valdez

517 Regent DRIVE
ALABASTER AL 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Thirty-One Thousand And 00/100 (\$31,000.00) 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 Jose Luis Marquez, and Gloria Valdez, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Southwest corner of the Southeast quarter of the Southwest quarter of Section 4, Township 24 South, Range 13 East, Shelby County, Alabama and run thence Easterly along the South line of said quarter-quarter section a distance of 420.0 feet to a point; thence run North 00 degrees 32 minutes 30 seconds West and parallel to the West line of said quarter-quarter section a distance of 364.44 feet, more or less to a set steel rebar corner of the Northwesterly margin of Shelby County Highway No. 70 a point that is 35.0 feet Northwesterly of and perpendicular to the centerline of said Highway No. 70 and the Point of Beginning of the property being described; thence run North 00 degrees 32 minutes 30 seconds West a distance of 168.65 feet to a set rebar corner; thence run North 56 degrees 04 minutes 38 seconds East a distance of 105.83 feet to a corner; thence run South 23 degrees 48 minutes 10 seconds East a distance of 111.61 feet to a set rebar corner on the Northwesterly margin of same said Highway No. 70; thence run South 51 degrees 31 minutes 16 seconds West along said margin of said highway a distance of 68.44 feet to a corner; thence run South 44 degrees 55 minutes 48 seconds West along said margin of said highway a distance of 112.86 feet to the Point of Beginning.

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. Easements, rights of ways, building lines, restrictions, covenants, conditions, reservations and limitations affecting the land.
4. 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. 20140219000045430, 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.

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 5th day of August, 2014.

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

By: _____

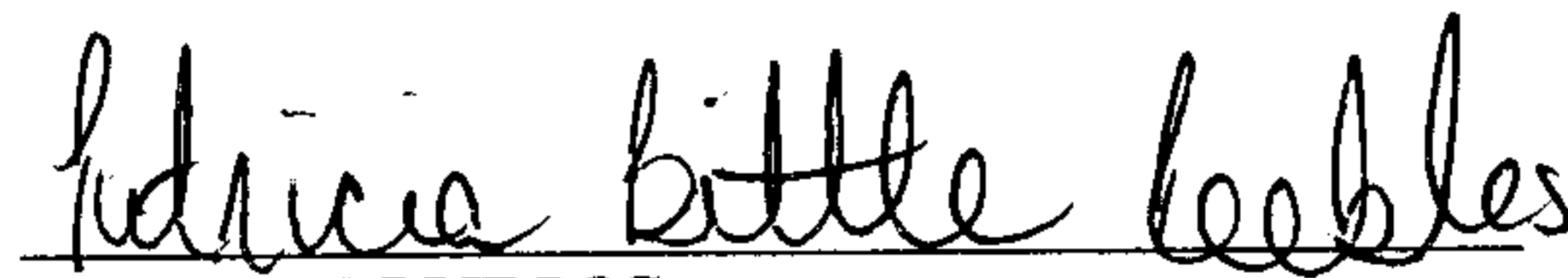
Its Attorney

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 5th day of August, 2014.



NOTARY PUBLIC

My Commission Expires:

AFFIX SEAL

2014-001057

MY COMMISSION EXPIRES 12/26/2017

A140784

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

Grantee's Name Jose Luis Marquez, Gloria Valdez

Mailing Address 3830 Highway 20
CALERA AL 35007
517 Regent Drive
Alabaster AL 35007

Property Address 3830 Highway 20
Calera, AL 35040-3102

Date of Sale 8/7/2014
Total Purchase Price \$31,000.00

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 8/7/2014

☐ Unattested

(verified by)

Print Jose Luis Marquez

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

