

Prepared by:
McCALLA RAYMER, LLC
1544 Old Alabama Road
Roswell, GA 30076

Send Property Tax Notice to:
108 Hayesbury Ct
Pelham AL 35124

SPECIAL WARRANTY DEED

State of Alabama
County of Shelby


KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other valuable considerations to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, **Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America by McCalla Raymer LLC**, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **Isidro Adrian Cisneros and Maria Espitia Pimentel** (hereinafter referred to as GRANTEE), his, her, or its heirs, transferees, and assigns, all right, title, interest and claim in or to the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 72, according to the Survey of Hayesbury, Phase I, according to the plat thereof recorded in Map Book 28, Page 89, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the aforegranted real estate to GRANTEE, his, her, or its heirs, transferees, and assigns FOREVER IN FEE SIMPLE.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except there are no liens or encumbrances outstanding against the premises conveyed herein, which were created or suffered by the undersigned and not specifically excepted herein.

THIS CONVEYANCE IS MADE SUBJECT TO ANY RIGHT OF REDEMPTION ARISING BY VIRTUE OF THE FORECLOSURE OF A MORTGAGE EVIDENCED BY THE FORECLOSURE DEED FILED FOR RECORD DECEMBER 9, 2013 AT INSTRUMENT NUMBER 20131209000473570 AND RECORDED AT THE PROBATE COURT OF SHELBY COUNTY, ALABAMA.


20140813000253260 1/3 \$103.00
Shelby Cnty Judge of Probate, AL
08/13/2014 02:24:57 PM FILED/CERT

IN WITNESS WHEREOF, Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, by McCalla Raymer, LLC, its Attorney in Fact, who is authorized to execute this conveyance, has hereto set its signature and seal, on this 7 day of August, 2014.

Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America by McCalla Raymer LLC, its atty-in-fact, pursuant to Power of Attorney recorded at instrument no. 20100414000113400, in the Office of the Probate of Shelby County, Alabama Records

By: [Signature] (SEAL)
Name: **John D. Fichtner**
Title: Attorney, McCalla Raymer, LLC

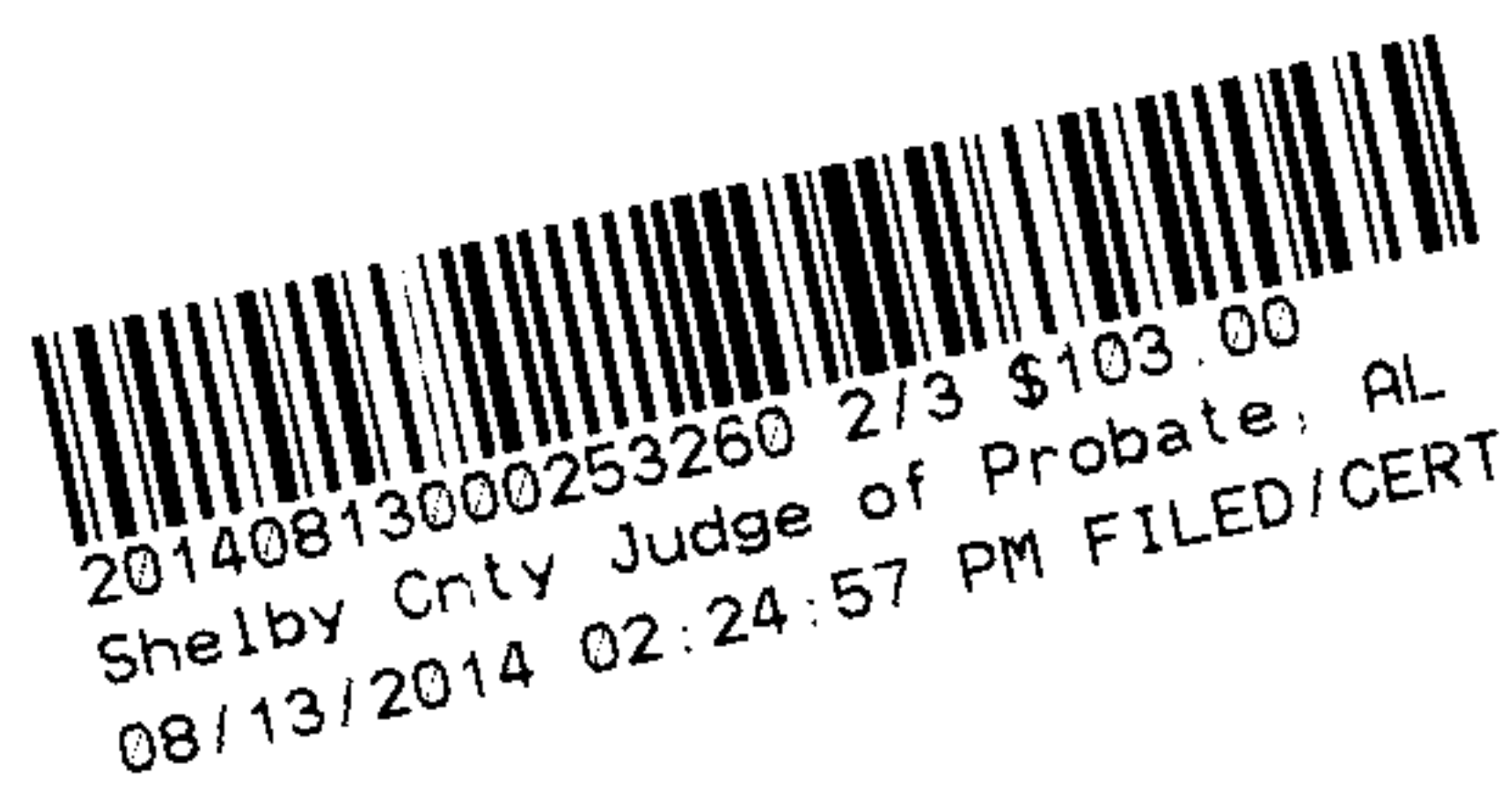
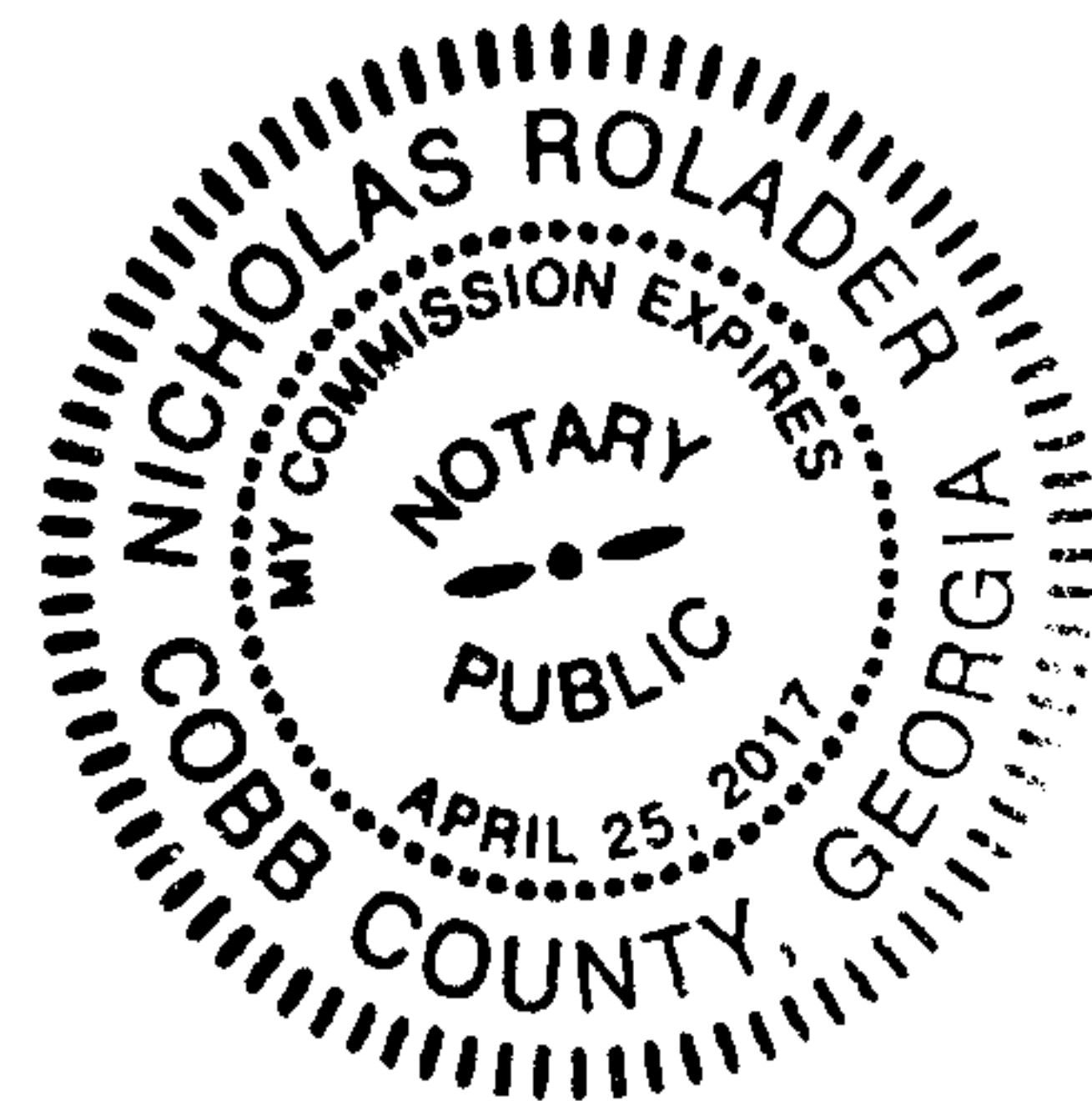
State of Alabama
County of Shelby

I, the undersigned authority, a Notary Public, in and for said county, in said state, hereby certify that, who is an attorney with McCalla Raymer, LLC, attorney-in-fact for Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, 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 officer with full authority, executed same voluntarily for and as the act of McCalla Raymer, LLC, as attorney in fact for Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this the 7 day of August, 2014.

[Signature]
Notary Public

My Commission expires: _____



Shelby County, AL 08/13/2014
State of Alabama
Deed Tax: \$83.00

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
Mailing Address 13455 Noel Rd St 600
Dallas TX
75240

Grantee's Name Isidro Cisneros
Mailing Address Maria Pimentel
27 Indianwood Dr
Pelham AL 35124

Property Address 109 Itajebury Ct
Pelham AL
35124

Date of Sale 8/8/14
Total Purchase Price \$ 8300.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



20140813000253260 3/3 \$103.00
Shelby Cnty Judge of Probate, AL
08/13/2014 02:24:57 PM FILED/CERT

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 _____

Print April Smith

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one