

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

Send Tax Notice to:
Elizabeth K. Martin

2587 Royal Ct
Pelham, AL 35124

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Seventy-Nine Thousand And 00/100 (\$179,000.00) 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 Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Elizabeth K. Martin, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 42, according to the Survey of Royal Oaks, Third Sector, First Addition, as recorded in Map Book 8, Page 26, in the Office of the Judge of Probate 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. Easement/right-of-way to South Central Bell Telephone Company as recorded in Deed Book 329 page 432.
4. Restrictive covenant as recorded in Misc. Book 44 page 709.
5. Building setback line of 30 feet reserved for Royal Court as shown by record map(s).
6. Public Utility easements as shown by recorded map(s), including a 10 foot easement on the Southwest Corner of said lot.
7. Restrictions as shown on recorded plat.
8. 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 Number 20130613000241750, in the Probate Office of Shelby County, Alabama.

\$ 175,757.00 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.

Shelby County, AL 08/19/2014
State of Alabama
Deed Tax: \$3.50


20140819000259250 1/3 \$23.50
Shelby Cnty Judge of Probate, AL
08/19/2014 10:47:32 AM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 13th day of August, 2014.

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

By: _____

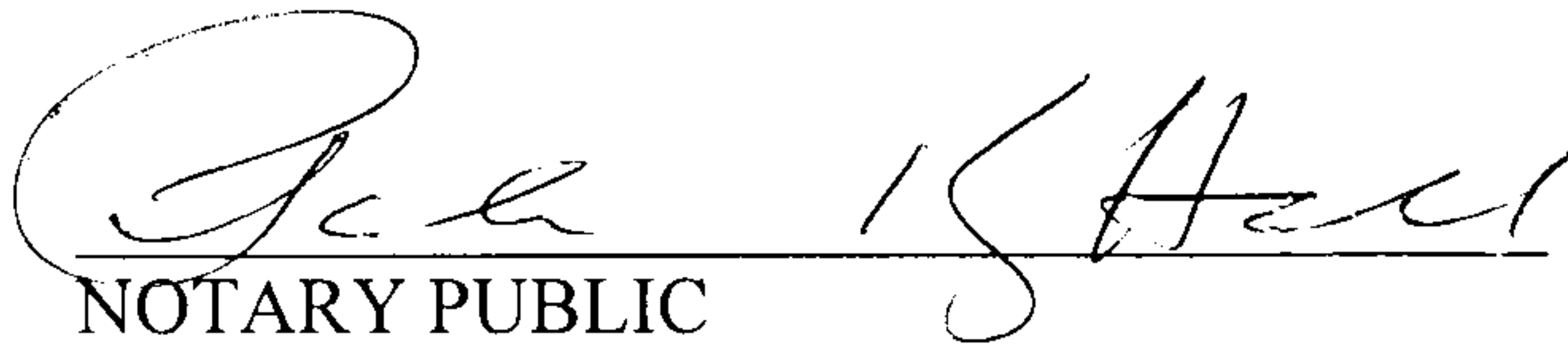
Its Attorney

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that 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 13th day of August, 2014.


NOTARY PUBLIC

My Commission Expires:

AFFIX SEAL

2013-001615

A1314NV

MY COMMISSION EXPIRES 08/06/2016

Seller's Address:

Fannie Mae

PO Box 650043

Dallas, TX 75265-0043



20140819000259250 2/3 \$23.50
Shelby Cnty Judge of Probate, AL
08/19/2014 10:47:32 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

**FANNIE MAE AKA FEDERAL
NATIONAL and MORTGAGE
ASSOCIATION and REO ASSET
#A1314NV**

Grantor's Name

Grantee's Name **ELIZABETH K. MARTIN**

Mailing Address **14221 DALLAS PARKWAY, SUITE
1000
DALLAS, TX 75254**

Mailing Address **2587 ROYAL CT
PELHAM, AL 35124**

Property Address **2587 ROYAL CT
PELHAM, AL 35124**

Date of Sale **August 15, 2014**

Total Purchase Price **\$179,000.00**

or

Actual Value

\$

or

Assessor's Market Value \$



20140819000259250 3/3 \$23.50
Shelby Cnty Judge of Probate, AL
08/19/2014 10:47:32 AM 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 **August 15, 2014**

Print **Malcolm S. McLeod**

Unattested

Sign

David L. Hanna
(verified by)
**My Commission Expires
March 8th, 2018**

(Grantor/Grantee/Owner/Agent) circle one