

Send tax notice to:  
Reinaldo Cuellar and  
Paola Quiceno  
113 Enclave Ave  
Caler, AL 35040

STATE OF ALABAMA

COUNTY OF SHELBY

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS that “**FANNIE MAE aka FEDERAL NATIONAL MORTGAGE ASSOCIATION, organized and existing under the laws of the United States of America**”, by and through its Attorney-In-Fact, **MCFADDEN, LYON & ROUSE, L.L.C., an Alabama Limited Liability Company**, the Grantor, for and in consideration of the sum of **One Hundred Four Thousand and no/100 (\$104,000.00) Dollars** hereby acknowledged to have been paid to the said Grantor by **REINALDO CUELLAR and PAOLA QUICENO**, the Grantees, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Grantees, as joint tenants during their joint lives and upon the death of either of them, then to the survivor of them, and to the heirs and assigns of such survivor subject to the provisions hereinafter contained, all that real property in the County of Shelby, State of Alabama, described as follows:

Lot 72, according to the Survey of the Enclave Phase 1, as recorded in Map Book 38, Page 1, in the Probate Office of Shelby County, Alabama.

This property is also known as: 113 Enclave Ave; Calera, AL 35040

Source of Title: Deed recorded in Instrument # 20140108000007040.

EXCEPTING THEREFROM such oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith, as have previously been reserved by or conveyed to others; it being the intention of the Grantor to convey to Grantee only the interest Grantor owns therein, if any.

Mortgage amount: \$100,780.00

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantees, as joint tenants during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, and to the heirs and assigns of such survivor, FOREVER.

**THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:**

1. Restrictive covenants, easements, building setback lines, rights of way, prior mineral reservations and notes or restrictions as shown on recorded plat of subdivision, if any, applicable to said property of record in the said Probate Court records.
2. Building line(s) as shown by recorded map.
3. Easement(s) as shown by recorded map. Restriction(s) as shown by recorded map.

4. Easement and highway right of way recorded in Volume 197, Page 259, in the Probate Office of Shelby County, Alabama.
5. Easement to BellSouth Telecommunications, as recorded in Instrument 20060815000396460, in the Probate Office of Shelby County, Alabama.
6. Declaration of Protective Covenants of the Enclave appearing of record in Instrument 20061129000577080, in the Probate Office of Shelby County, Alabama.
7. Right of way granted to Alabama Power Company by instrument recorded in Instrument 20070517000230970 in the Probate Office of Shelby County, Alabama.
8. Amended Restrictions appearing of record in Instrument 20100303000062500, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin.

Grantees accept this conveyance with full knowledge of the condition of the improvements located on said property, which property is accepted by Grantees in its "AS IS" CONDITION WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed on this the 30<sup>th</sup> day of August, 2014.

**FANNIE MAE, aka FEDERAL  
NATIONAL MORTGAGE ASSOCIATION,**

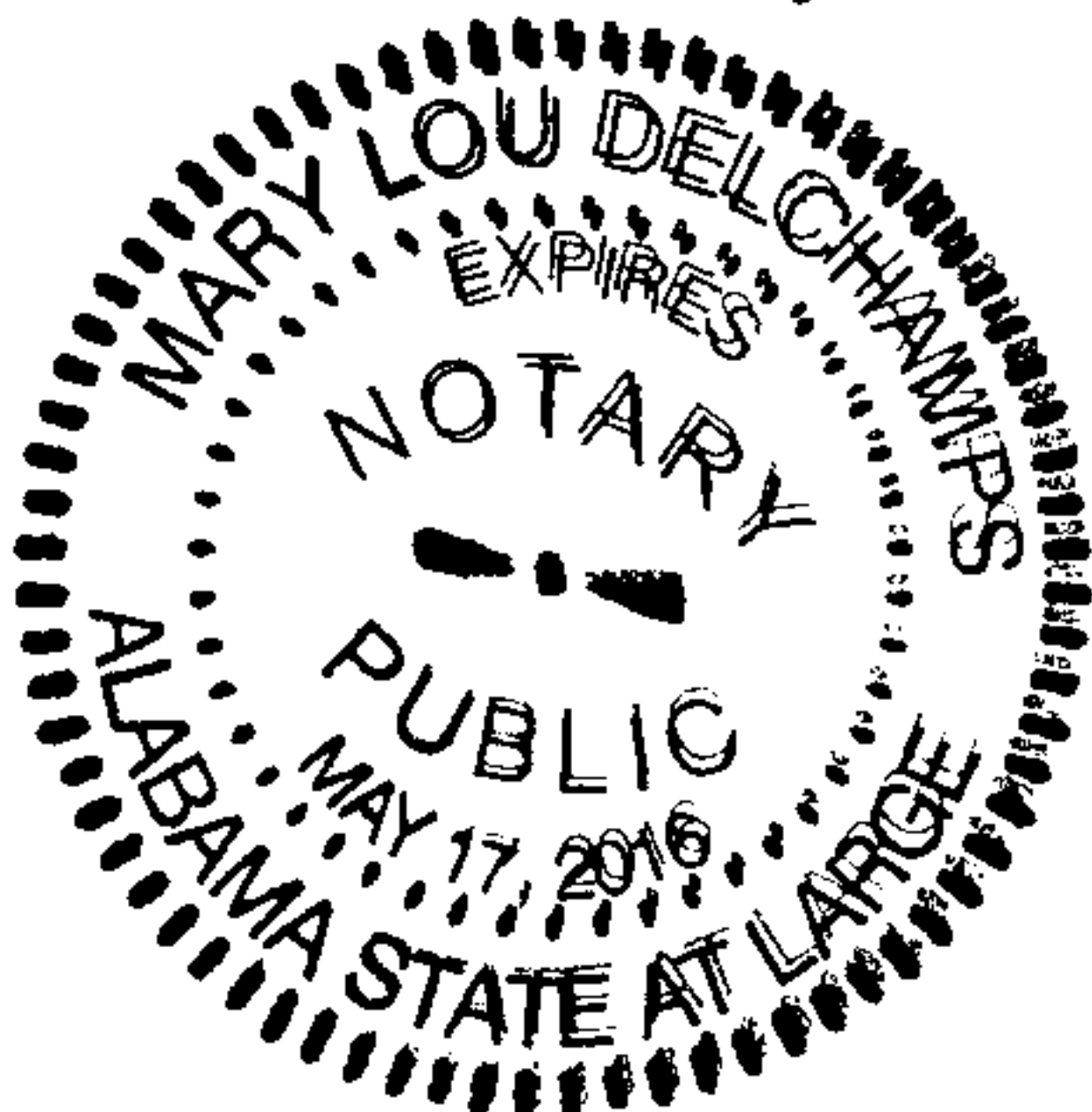
By: [Signature]  
**MCFADDEN, LYON & ROUSE, L.L.C.**  
As its Attorney-in-Fact

By: [Signature]  
**William S. McFadden**  
Its: Member

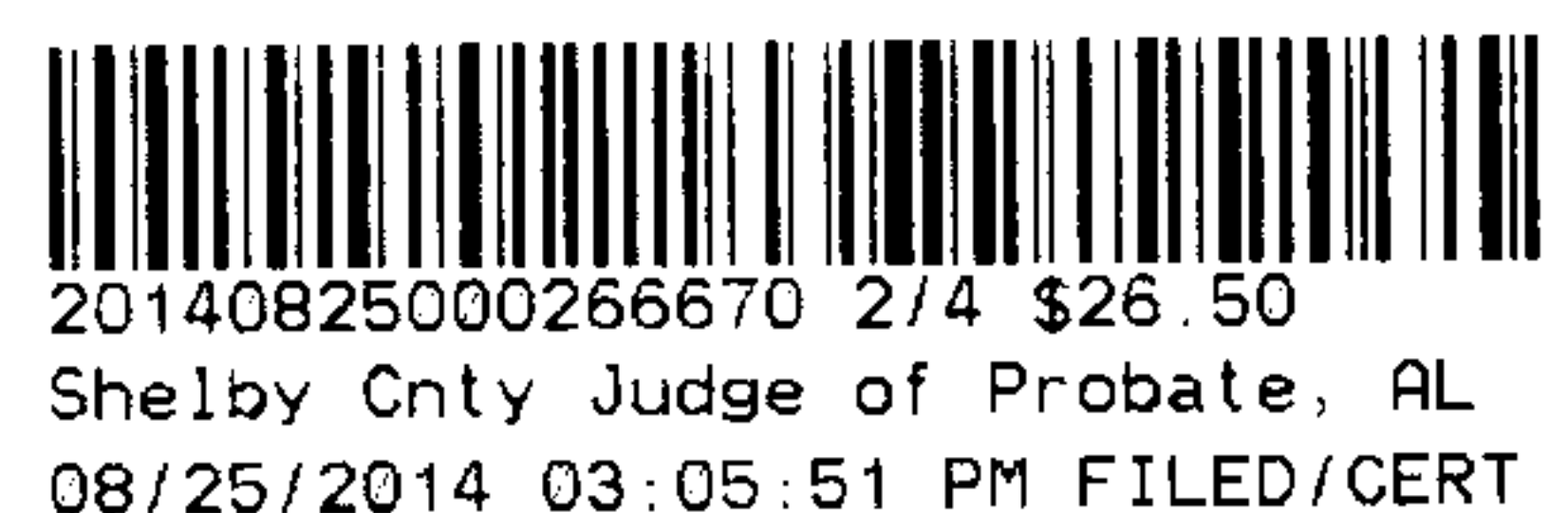
STATE OF ALABAMA  
COUNTY OF MOBILE

I, the undersigned Notary Public in and for said State and County, hereby certify that **William S. McFadden**, whose name as Member of **MCFADDEN, LYON & ROUSE, L.L.C.**, an Alabama Limited Liability Company, whose name as Attorney-In-Fact for **FEDERAL NATIONAL MORTGAGE ASSOCIATION A/K/A FANNIE MAE**, 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 said conveyance, he, in his capacity as Member of **MCFADDEN, LYON & ROUSE, L.L.C.**, in its capacity as such Attorney-In-Fact, executed the same voluntarily for and as the act of said Company on the day the same bears date.

Given under my hand and notarial seal on this the 30<sup>th</sup> day of August, 2014.



[Signature]  
Notary Public, State of Alabama at Large  
My Commission Expires: 5-17-2016 {SEAL}



The Grantees' address is:

113 Enclave Avenue

Calera, AL 35040

This instrument was prepared by:

William S. McFadden  
718 Downtowner Boulevard  
Mobile, AL 36609  
251-342-9172

The Grantor's address is:

FANNIE MAE  
P. O. BOX 650043  
Dallas, TX 75265-0043



20140825000266670 3/4 \$26.50  
Shelby Cnty Judge of Probate, AL  
08/25/2014 03:05:51 PM 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  
#A1320PW**

Grantor's Name

Grantee's Name **REINALDO CUELLAR**

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

Mailing Address **113 ENCLAVE AVE  
CALERA, AL 35040**

Property Address **113 ENCLAVE AVE  
CALERA, AL 35040**

Date of Sale **August 21, 2014**

Total Purchase Price **\$104,000.00**

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 **August 21, 2014**


Print **Malcolm S. McLeod**

Unattested

 Sign  
(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**My Commission Expires  
March 8th, 2018**

  
20140825000266670 4/4 \$26.50  
Shelby Cnty Judge of Probate, AL  
08/25/2014 03:05:51 PM FILED/CERT