



20141106000350830 1/3 \$110.00  
Shelby Cnty Judge of Probate, AL  
11/06/2014 11:11:37 AM FILED/CERT

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

Send Tax Notice to:  
Conrado Hernandez-Gabino

*PO Box 36684*  
*Birmingham AL 35236*

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Ninety Thousand And 00/100 (\$90,000.00) 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 Conrado Hernandez-Gabino, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the Northeast 1/4 of the Northeast 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, commence at the point of intersection of the South line of said 1/4 1/4 Section and the Northwest right of way line of Shelby County Highway No. 33, thence Northeast along said right of way line a distance of 200 feet to the point of beginning; thence 1 degree 43 minutes 09 seconds right 217.15 feet; thence 112 degrees 31 minutes 50 seconds left and run in a Westerly direction 319.30 feet, thence 60 degrees 43 minutes 51 seconds left and run Southwest along the top of ridge 291.66 feet, thence 126 degrees 30 minutes 15 seconds left and run in a Northeasterly direction 382.06 feet 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 Grantee herein assume and agree to pay.
3. Easements, rights of ways, restrictions, covenants, conditions, reservations and limitations affecting the land.

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 11/06/2014  
State of Alabama  
Deed Tax: \$90.00

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 28th day of October, 2014.

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

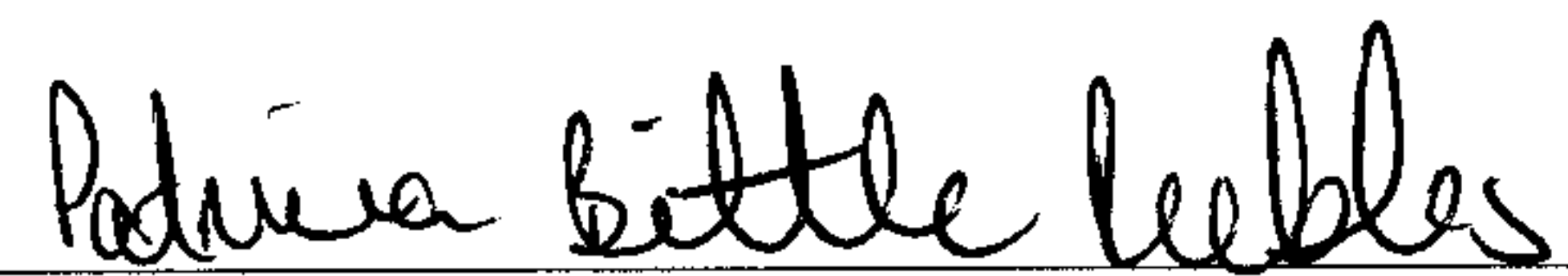
By:   
Its Attorney

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 28th day of October, 2014.

  
NOTARY PUBLIC  
My Commission Expires:  
AFFIX SEAL

2014-001980

**MY COMMISSION EXPIRES 12/26/2017**

A130ZXW

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 Conrado Hernandez-Gabino  
Mailing Address PO Box 36684  
Birmingham AL  
35236

Property Address 1281 Highway 33  
Pelham, AL 35124

Date of Sale 11/05/2014  
Total Purchase Price \$90,000.00  
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 ☐ Appraisal  
☒ Sales Contract ☐ Other  
☐ 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 – 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 11/05/2014

☐ Unattested  
☐ (verified by)

Print Conrado Hernandez-Gabino  
Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

