

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

Send Tax Notice to:
Marcelo Dicandilo
Cecilia Alvarez
1906 Chandalar Court
Pelham, AL 35124

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Fifty-One Thousand And 00/100 (\$51,000.00) 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 Marcelo Dicandilo, and Cecilia Alvarez, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

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. Subject to all restrictions, reservations, rights, easements, rights of way, provisions, covenants and building setback lines of record.

\$ 41,000.00 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.

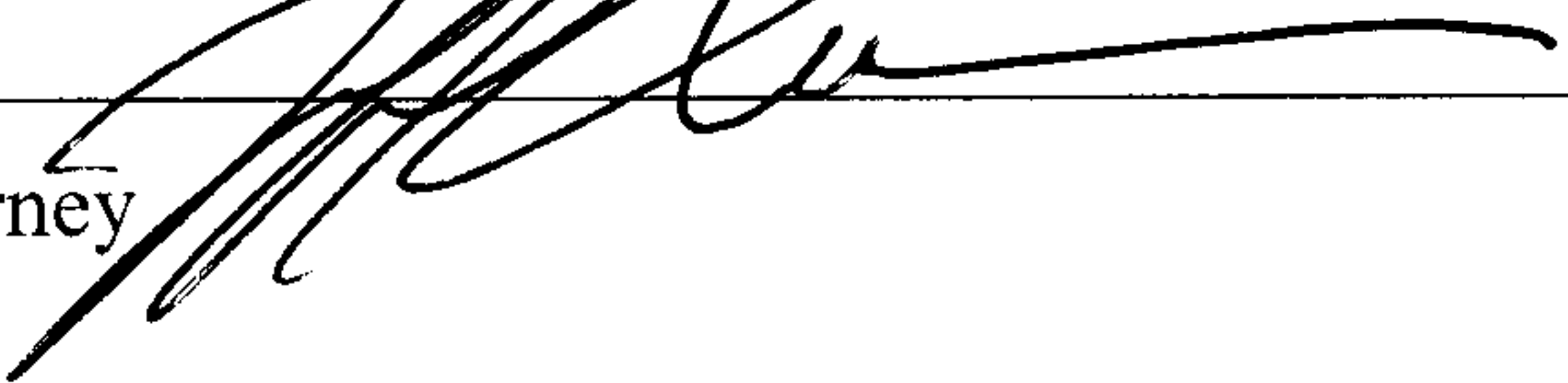
TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns, forever.

Shelby County, AL 01/02/2015
State of Alabama
Deed Tax: \$10.00


2015010200002320 1/4 \$33.00
Shelby Cnty Judge of Probate, AL
01/02/2015 02:43:19 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 23rd day of December, 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 23rd day of December, 2014.


NOTARY PUBLIC
My Commission Expires:
AFFIX SEAL

2013-001384

A130XG6

Seller's Address:
Fannie Mae
PO Box 650043
Dallas, TX 75265-0043

MY COMMISSION EXPIRES 08/06/2016


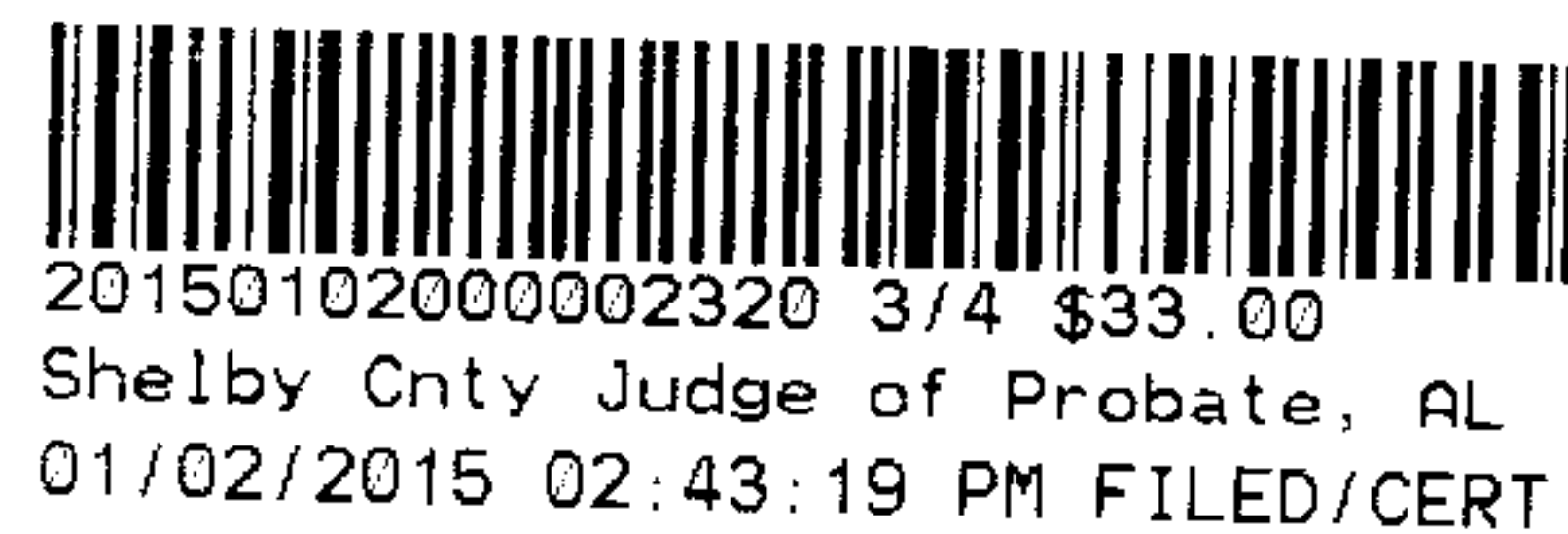

20150102000002320 2/4 \$33.00
Shelby Cnty Judge of Probate, AL
01/02/2015 02:43:19 PM FILED/CERT

EXHIBIT "A"


Unit "A", Building 6 , phase II of Chandalar South Townhouses located in the Southwest quarter of the Southeast quarter of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of said quarter-quarter section; thence in a northerly direction, along the east line of said quarter-quarter section, a distance of 980.76 feet; thence 90 degrees left, in a westerly direction, a distance of 429.03 feet; thence 32 degrees 43 minutes 15 seconds left, in a southwesterly direction a distance of 144.03 feet; thence 90 degrees left in Southeasterly direction a distance of 90.1 feet; thence 90 degrees left in a Northeasterly direction a distance of 41.1 feet to the Southwest corner of said unit "A" and the point of beginning; thence 78 degrees 17 minutes 45 seconds left, in a Northwesterly direction along the outside face of the Southwest wall and wood fence of said unit "A", a distance of 52.6 feet to the corner of said wood fence; thence 90 degrees right in a Northeasterly direction along the outside face of a wood fence that extends across the back of units "A", "B", "C" and "D", a distance of 19.9 feet to the Southwest corner of a storage building; thence 90 degrees left in a Northwesterly direction along the Southwest outside wall of said storage building a distance of 4.1 feet; thence 90 degrees right in a Northeasterly direction along the northwest outside wall of said storage building a distance of 6.0 feet; thence 90 degrees right in a southeasterly direction along the centerline of the storage building, wood fence, party wall and another wood fence, all common to units "A", and "B" a distance of 71.8 feet to a point on the outside face of a wood fence that extends across the fronts of units "A", "B", "C" and "D"; thence 90 degrees right in a Southwesterly direction along the outside face of said wood fence across the front of unit "a" a distance of 25.9 feet to the corner of said wood fence; thence 90 degrees right in a northwesterly direction along the outside of a wood fence on the southwest side of unit "A" a distance of 15.1 feet to the point of beginning.



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 and FEDERAL NATIONAL MORTGAGE ASSOCIATION and REO ASSET #A130XG6	Grantee's Name	MARCELO DICANDILO and CECILIA ALVAREZ
Mailing Address	14221 DALLAS PARKWAY, SUTIE 1000 DALLAS, TX 75254	Mailing Address	1906 CHANDALAR COURT PELHAM, AL 35124
Property Address	1906 CHANDALAR COURT PELHAM, AL 35124	Date of Sale	December 29, 2014
		Total Purchase Price	\$51,000.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$


20150102000002320 4/4 \$33.00
Shelby Cnty Judge of Probate, AL
01/02/2015 02:43:19 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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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 **December 29, 2014**

Print **Malcolm S. McLeod**

Unattested


(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

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