



20150108000008650 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
01/08/2015 02:14:30 PM 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:
Jason S. Beneke
Betty H. Beneke
115 Mountain Oaks Dr
Steirrett, AL 35147

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two Hundred Thirty-One Thousand One Hundred And 00/100 (\$231,100.00) 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 Jason S. Beneke, and Betty H. Beneke, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 5, according to the survey of Mountain Oaks, as recorded in Map Book 10, Page 74, in the Probate Office of Shelby County, Alabama, 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 Grantees herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Deed Book 183 Page 249.
4. Restrictive covenant as recorded in Real 110 Page 550 and 555.
5. Mineral and mining rights as recorded in Real 157 Page 102.
6. Transmission Line Permit to Alabama Power Company recorded in Deed Book 139 Page 116.
7. Right of way to Shelby County in Deed Book 228 Page 439 and Deed Book 228 Page 440.
8. Building lines, easements, rights of ways, restrictions, covenants, conditions, reservations and limitations.
9. Restrictions as shown on recorded plat.

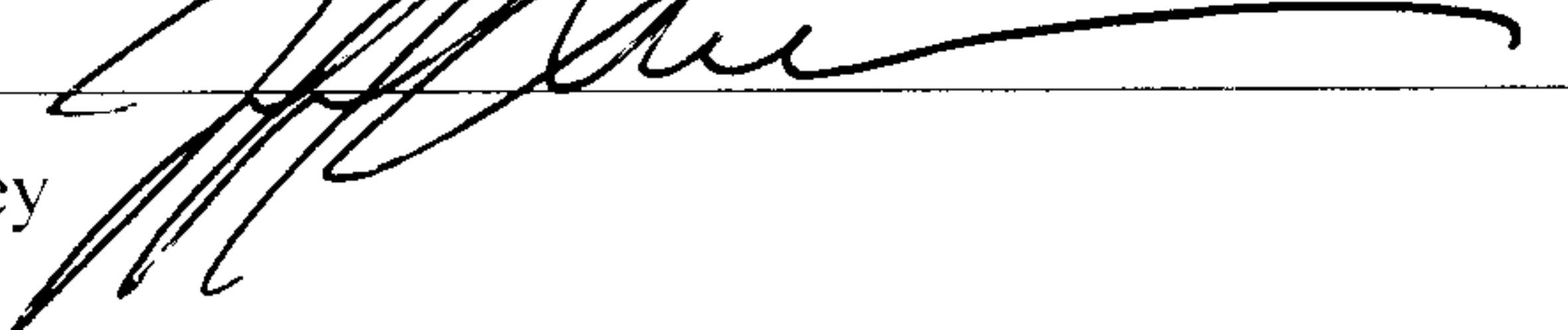
\$ 238,726.⁰⁰/₁₀₀ of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 30th 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 30th day of December, 2014.



NOTARY PUBLIC
My Commission Expires:
AFFIX SEAL

2014-000184

MY COMMISSION EXPIRES 12/26/2017

A131WK0

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


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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 P O Box 1650043
Dallas TX
75265

Grantee's Name Jason Benke
Mailing Address 115 Mountain Oaks
Dr
Stemett AL 35147

Property Address 115 Mountain Oaks Dr
Stemett AL 35147

Date of Sale 12-31-14
Total Purchase Price \$ 231,100

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 12-31-14

Print Heather Nelson

☐ Unattested

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 31 DAY OF Dec, 2014.

Notary Public



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