

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

Send Tax Notice to:
Dustin H. Wright

3711 Blue Springs Rd
Wilsonville AL 35186

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Seventy Thousand One Hundred And 00/100 (\$70,100.00) 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 Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Dustin H. Wright, (herein referred to as Grantee), 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 Grantee herein assume and agree to pay.
3. Easements, rights of ways, restrictions, covenants, conditions, reservations and limitations affecting the land.
4. Ingress and Egress reserved in Book 329, Page 264.
5. 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 No. 20141006000312300, in the Probate Office of Shelby County, Alabama.

\$ 68,829.00 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.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 5th day of January, 2015.

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 5th day of January, 2015.


NOTARY PUBLIC
My Commission Expires:
AFFIX SEAL


20150126000026350 2/4 \$24.50
Shelby Cnty Judge of Probate, AL
01/26/2015 12:08:48 PM FILED/CERT

2014-002075

A1419QH

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

MY COMMISSION EXPIRES 08/06/2016

EXHIBIT "A"

PARCEL ONE

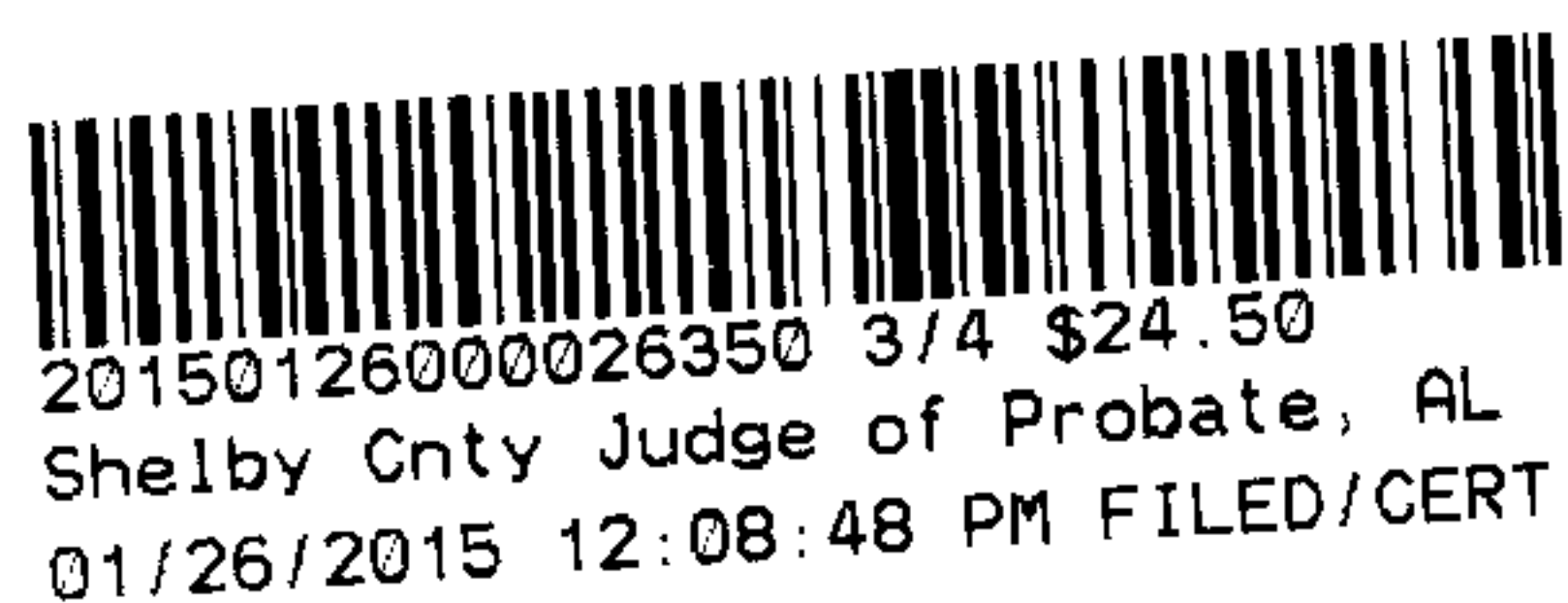
A parcel in part of the West Half of the Southeast Quarter of the Northwest Quarter of Section 1, Township 21 South, Range 1 East in Shelby County, Alabama lying North of Shelby County Highway 48 being more particularly described as follows: Commence at an existing 3/4 inch rebar at the Northeast corner of the West Half of the Southeast Quarter of the Northwest Quarter of said Section 1, said point being the Point of Beginning and run Southerly along the Eastern boundary thereof for 180.08 feet to an existing 3/4 inch rebar, thence turn an interior angle to the left of 89 degrees 51 minutes 15 seconds and run in a Westerly direction for 119.68 feet to an existing 3/4 inch rebar, thence turn an interior angle to the left of 90 degrees 12 minutes 30 seconds and run in a Northerly direction for 179.96 feet to an existing 3/4 inch rebar on the North line of said Quarter-Quarter Section, thence turn an interior angle to the left of 89 degrees 50 minutes 55 seconds and run in an Easterly direction along said North line for 120.07 feet to the Point of Beginning.

PARCEL TWO

A parcel in part of the West Half of the Southeast Quarter of the Northwest Quarter of Section 1, Township 21 South, Range 1 East in Shelby County, Alabama lying North of Shelby County Highway 48 being more particularly described as follows: Commence at an existing 3/4 inch rebar at the Northeast corner of the West Half of the Southeast Quarter of the Northwest Quarter of said Section 1 and run Southerly along the Eastern boundary thereof for 180.08 feet to an existing 3/4 inch rebar at the Point of Beginning. Thence turn a deflection angle of 00 degrees 02 minutes 10 seconds to the left and run in a Southerly direction for 30.41 to an existing 3/4 inch rebar. Thence turn an interior angle to the left of 89 degrees 50 minutes 40 seconds and run in a Westerly direction for 119.94 feet to an existing 5/8 inch rebar, thence turn an interior angle to the left of 90 degrees 03 minutes 25 seconds and run in a Northerly direction for 30.47 feet to an existing 3/4 inch rebar, thence turn an interior angle to the left of 89 degrees 55 minutes 45 seconds and run in an Easterly direction for 119.88 feet to the Point of Beginning.

EASEMENT

An Easement or road right-of-way in part of the West Half of line Southeast Quarter of the Northwest Quarter of Section 1, Township 21 South, Range 1 East in Shelby County, Alabama and being more particularly described as follows: Commence at an existing 3/4 inch rebar at the Northeast corner of the West Half of the Southeast Quarter of the Northwest Quarter of said Section 1 and run Southerly along the Eastern boundary thereof for 180.08 feet to an existing 3/4 inch rebar, thence turn a deflection angle of 00 degrees 02 minutes 10 seconds to the left and run in a Southerly direction for 30.41 to an existing 3/4 inch rebar at the Point of Beginning. Thence turn a deflection angle of 00 degrees 01 minutes 05 seconds to the right and run in a Southerly direction for 573.27 feet to an existing nail, thence continue an lost slated course for 16.99 feet to a 5/8 inch rebar set on the North right-of-way of Shelby County Highway 48 (60 foot right-of-way), thence turn an interior angle to the left of 49 degrees 41 minutes 35 seconds and run in a Northwesterly direction along said right-of-way for 26.39 feet to an existing railroad spike, thence (leaving right-of-way) turn an interior angle to the left of 130 degrees 18 minutes 00 seconds and run in a Northerly direction for 573.18 feet to an existing 1/2 inch rebar, thence turn an interior angle to the left of 90 degrees 01 minutes 10 seconds and run in an Easterly direction for 20.06 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
Mailing Address 14221 Dallas Pkwy
Suite 1000
Dallas TX 75254

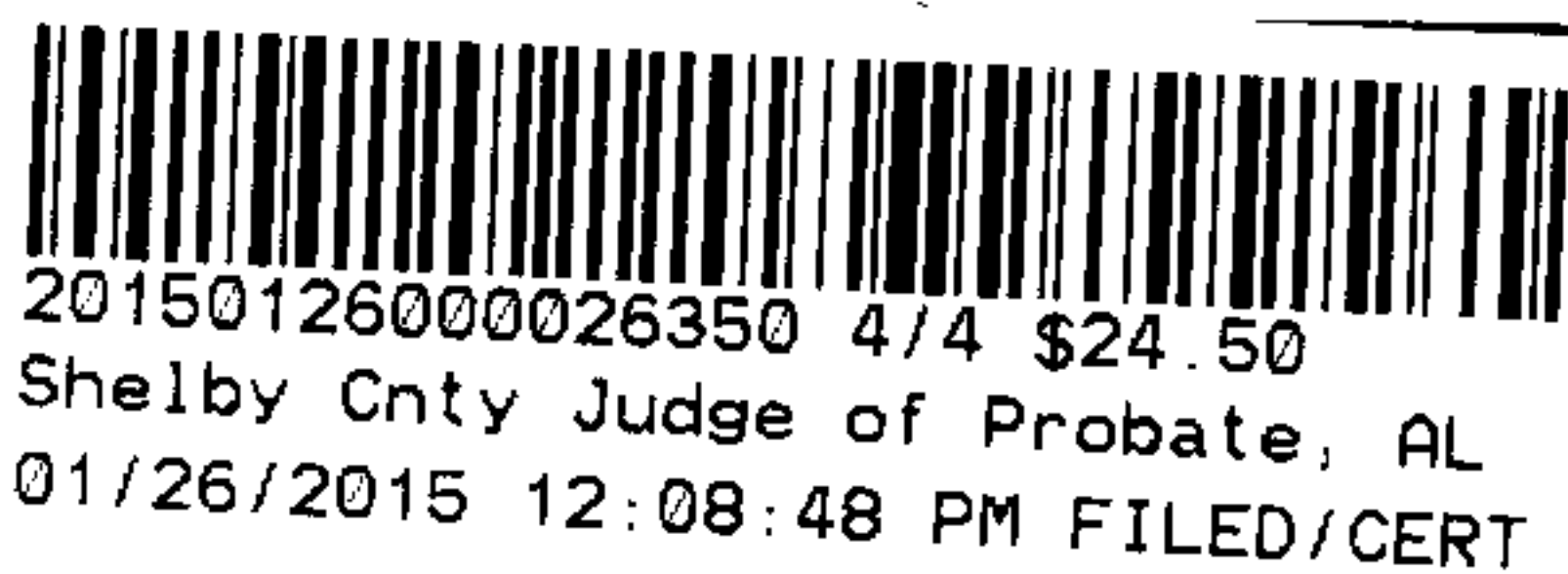
Grantee's Name Dustin H Wright
Mailing Address 3711 Blue Springs Rd
Wilsonville AL 35186

Property Address 3711 Blue Springs Rd
Wilsonville AL 35186

Date of Sale 1-9-15
Total Purchase Price \$ 70,100

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 1-9-15

Print Dustin H Wright Heather Nelson

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 9 DAY OF JANUARY, 2015.

Notary Public