

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

Send Tax Notice to:  
Maria L. Contreras  
Tomas A. Jimenez  
209 Ivy Brook Trail  
Pelham AL 35124

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Forty-Nine Thousand And 00/100 (\$149,000.00) 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 Maria L. Contreras, and Tomas A. Jimenez, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 38, according to the Survey of Ivy Brook, Phase Two, First Addition, as recorded in Map Book 19 Page 35 in the Probate Office of 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. Restrictive covenant as recorded in Instrument #1994-33932.
4. Mineral and mining rights as recorded in Instrument #1995-09012.
5. Articles of Incorporation of Ivy Brook Homeowner's Association recorded in Instrument #1996-17494; restrictions in Instrument #2000-19562 and By-Laws in Instrument #2000-19563.
6. Covenant for Storm Water Run-Off Control as recorded in Instrument #1994-36198.
7. Easements, rights of ways, building lines, restrictions, covenants, conditions, reservations and limitations affecting the land.
8. Restrictions as shown on recorded plat.

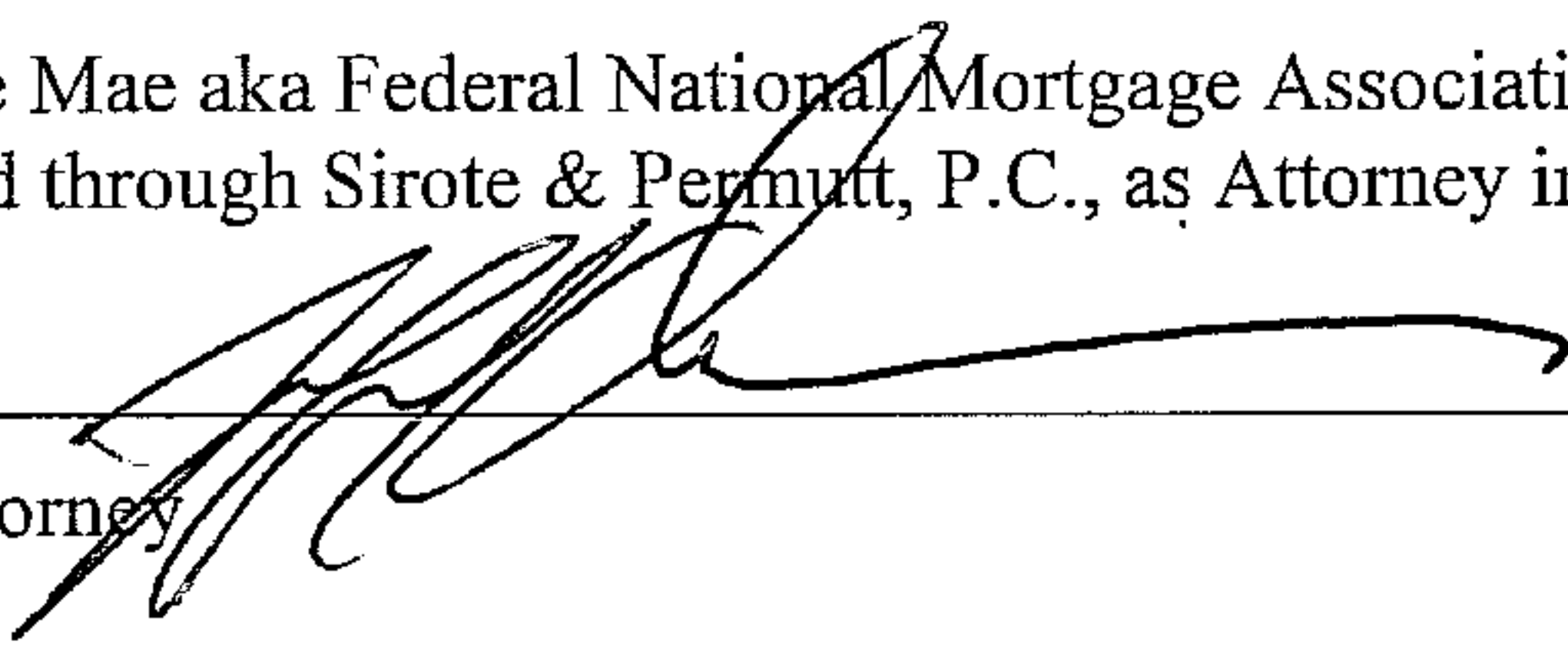
\$ 119,200.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 13th day of February, 2015.

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

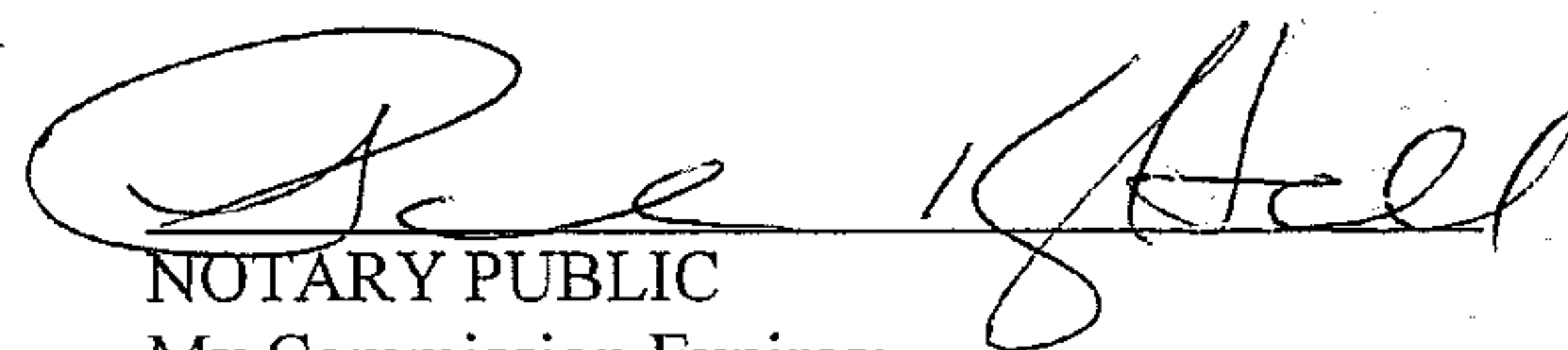
By:   
Its Attorney

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 13th day of February, 2015.

  
NOTARY PUBLIC  
My Commission Expires:  
AFFIX SEAL

2014-001054

A140N16

MY COMMISSION EXPIRES 08/06/2016

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 and Federal National Mortgage Association and , and Asset # A140N16	Grantee's Name	Maria L. Contreras and Tomas A Jimenez
Mailing Address	14221 Dallas Parkway, Suite 1000 Dallas, TX 75254	Mailing Address	208 Green Park South Pelham, AL 35124
Property Address	209 Ivy Brook Trail Pelham, AL 35124	Date of Sale	February 17, 2015
		Total Purchase Price	\$149,000.00
		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) (Recognition of documentary evidence is not required)

<input checked="" type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input 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).

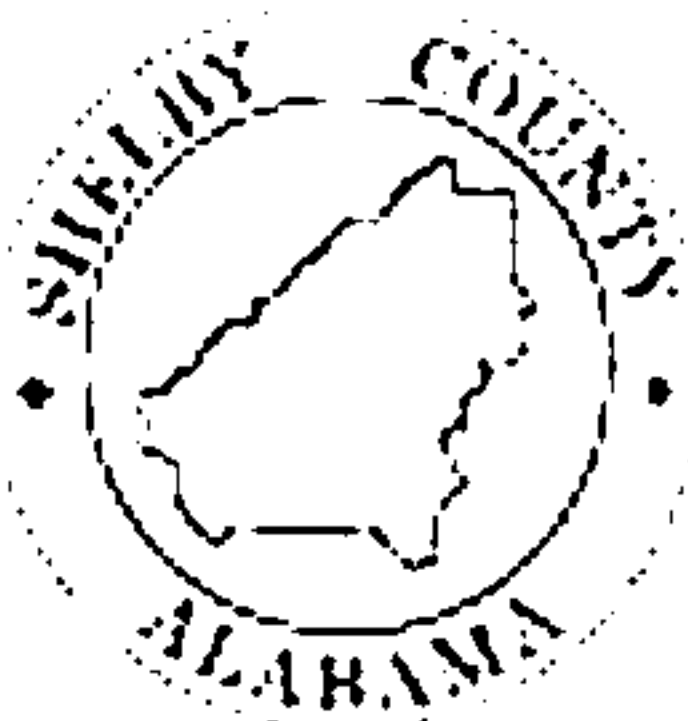
I affirm to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of a penalty as provided in Code of Alabama 1975 § 40-22-1 (h).

Date	February 17, 2015	Print	William Cochran
Witness		Sign	[Signature]
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Federal National Mortgage Association

Tomas A. Jimenez

LAW OFFICES  
ESTES, SANDERS &  
WILLIAMS, LLC  
4501 Pine Tree Circle  
VESTAVIA HILLS, ALABAMA 35243



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/16/2015 10:44:54 AM  
\$50.00 CHERRY  
20150316000080530

[Signature]