

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

Send Tax Notice to:  
Guy Charles Allbrook  
6506 Quail Run Drive  
Pelham, AL 35124

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Seventy-Nine Thousand Nine Hundred And 00/100 (\$179,900.00) 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 Guy Charles Allbrook, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 59, according to the Survey of Quail Run, as recorded in Map Book 7, Page 22, 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 Grantee herein assume and agree to pay.
3. 100-foot minimum building setback line as reserved and shown on recorded map.
4. Easement/right-of-way to Alabama Power Company as recorded in Volume 101, Page 523, Volume 216, Page 103, and Volume 310, Page 585.
5. Easement/right-of-way to South Central Bell Telephone Company as recorded in Book 320, Page 881.
6. Restrictive covenant as recorded in Volume 22, Page 638 and Volume 22, Page 841.
7. Easements, rights of ways, restrictions, covenants, conditions, reservations and limitations affecting the land.
8. Restrictions as shown on recorded plat.
9. 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 # 20140516000149350, in the Probate Office of Shelby County, Alabama.

\$ 176,641.00 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.

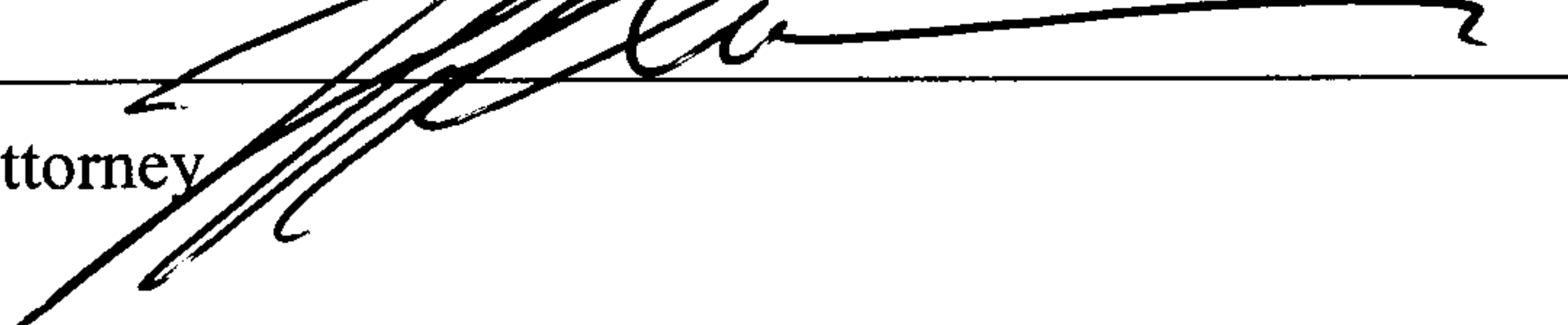
TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.

Shelby County, AL 03/18/2015  
State of Alabama  
Deed Tax: \$3.50

  
20150318000084690 1/3 \$23.50  
Shelby Cnty Judge of Probate, AL  
03/18/2015 11:34:49 AM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 11th day of March, 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 11th day of March, 2015.




NOTARY PUBLIC  
My Commission Expires:  
AFFIX SEAL

2015-000259

MY COMMISSION EXPIRES 03/07/2017

A140LVS

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



20150318000084690 2/3 \$23.50  
Shelby Cnty Judge of Probate, AL  
03/18/2015 11:34:49 AM FILED/CERT

## Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

**FANNIE MAE AKA FEDERAL  
NATIONAL and MORTGAGE  
ASSOCIATION and REO ASSET  
#A140LVS**

Grantor's Name

Grantee's Name **GUY CHARLES ALLBROOK**

Mailing Address **14221 DALLAS PARKWAY, SUITE  
1000  
DALLAS, TX 75254**

Mailing Address **6506 QUAIL RUN DRIVE  
PELHAM, AL 35124**

Property Address **6506 QUAIL RUN DRIVE  
PELHAM, AL 35124**

Date of Sale **March 12, 2015**

Total Purchase Price **\$179,900.00**

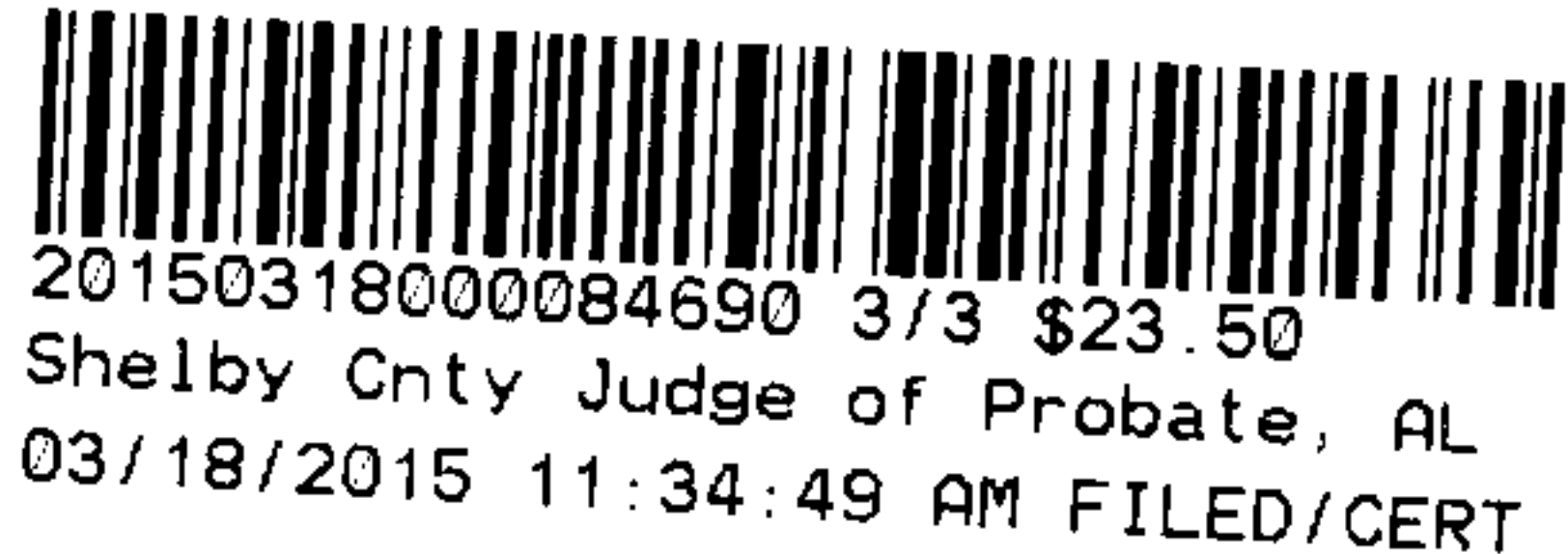
or

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  
☐ 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 **March 12, 2015**

Print **Malcolm S. McLeod**

Unattested

Sign

*Audia H. [Signature]*  
**My Commission Expires  
March 8th, 2018**

(Grantor/Grantee/Owner/Agent) circle one