



20150422000129810 1/5 \$31.00
Shelby Cnty Judge of Probate, AL
04/22/2015 10:01:10 AM 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:
Michael Edward Richardson

139 Thoroughbred Ln
Alabaster AL 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two Hundred Fifty Thousand Four Hundred Fifty-One And 00/100 (\$250,451.00) 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 Michael Edward Richardson, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 80, according to the map and survey of Saddle Lake Farms, Second Addition, Phase 2, as recorded in Map Book 29, Page 26, in the Office of the Judge of Probate 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. 30-foot minimum building setback line as reserved and shown on recorded map.
4. Easement/right-of-way to Envirobuild, Inc. as recorded in Instrument # 20040730000424370.
5. The Declaration of Condominium recorded in Instrument # 1995-17533 amended by Instrument # 2001-33976
6. Easements, rights of ways, restrictions, covenants, conditions, reservations and limitations affecting the land.
7. Easement and right of way as recorded in Instrument No. 2000730000424360
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 No. 20141119000364920, in the Probate Office of Shelby County, Alabama.

\$ 245,914.00 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 04/22/2015
State of Alabama
Deed Tax: \$5.00

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 10th day of April, 2015.

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

By: _____

Its Attorney



20150422000129810 2/5 \$31.00
Shelby Cnty Judge of Probate, AL
04/22/2015 10:01:10 AM FILED/CERT

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Caroline E. Walker, 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, her, 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 10th day of April, 2015.

NOTARY PUBLIC
My Commission Expires:
AFFIX SEAL

2015-000382

A141BHD

MY COMMISSION EXPIRES 08/06/2016

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



20150422000129810 3/5 \$31.00
Shelby Cnty Judge of Probate, AL
04/22/2015 10:01:10 AM FILED/CERT

**AFFIDAVIT OF EXEMPTION FROM
WITHHOLDING TAX ON SALE OF REAL PROPERTY BY
NONRESIDENTS AS REQUIRED BY CODE OF ALABAMA (1975)
SECTION 40-18-86**

Before me, the undersigned authority, on this day personally appeared Caroline E. Walker for Fannie Mae aka Federal National Mortgage Association, by and through Sirote & Permutt, P.C., as Attorney in Fact, ("Seller"), personally known by me to be the person/s whose name/s are subscribed hereto, who being by me first duly sworn, on their oath/s stated the following to be true and correct::

Seller is the vested owner of the following described real property located in Shelby County, State of Alabama (the "Real Property"):

Lot 80, according to the map and survey of Saddle Lake Farms, Second Addition, Phase 2, as recorded in Map Book 29, Page 26, in the Office of the Judge of Probate of Shelby County, Alabama.

Seller or this transaction is exempt from Code of Alabama (1975) §40-18-86 which requires the withholding of income tax on the sale or transfer of the Real Property.

ONE OR MORE OF THE FOLLOWING EXEMPTIONS APPLY:

- | | |
|-----------------------------------|---|
| <u> X </u> | Seller is Federal National Mortgage Association (Fannie Mae); |
| <u> </u> | Seller is Federal Home Loan Mortgage Corporation (Freddie Mac); |
| <u> </u> | Seller is an Agency of the United States of America; |
| <u> </u> | Seller is The Government National Mortgage Association (Ginnie Mae); or |
| <u> X </u> | The purchase price of the property is less than \$300,000. |
| <u> </u> | The sale of the Real Property did not result in a gain to the Seller. |
| <u> </u> | Seller is a private mortgage insurance company. |

Seller hereby agrees to indemnify and hold harmless the title company, its approved title agent, the closing attorney, and the Buyer from any loss, liability, costs, expenses, taxes due, penalties, interest and attorneys' fees, including attorneys' fees to enforce this agreement, due to any errors, untruthful statements or inconsistencies contained within this Affidavit.



20150422000129810 4/5 \$31.00
Shelby Cnty Judge of Probate, AL
04/22/2015 10:01:10 AM FILED/CERT

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

By: 

Its Attorney

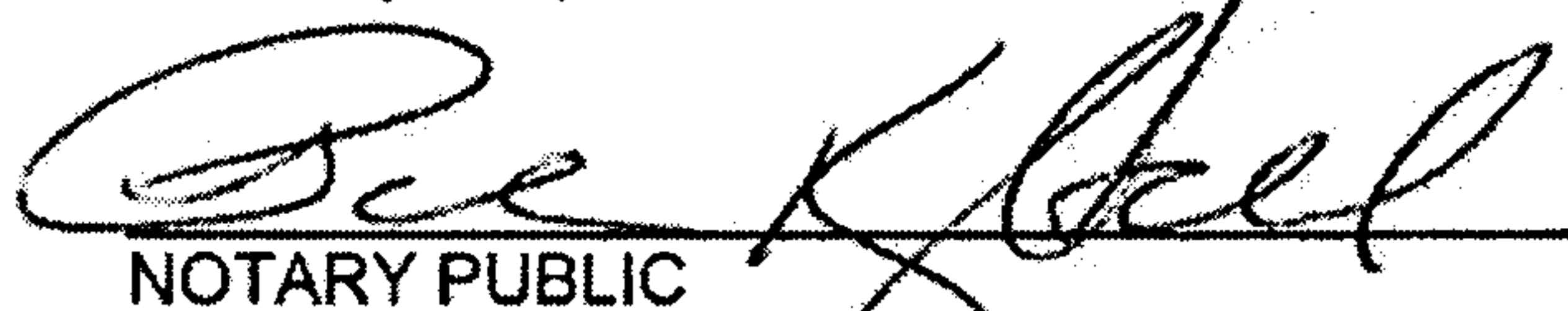
Date: 4/10/15

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Caroline E. Walker, 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 affidavit, and who is known to me, acknowledged before me on this day that, being informed of the contents of the affidavit, her, 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 10th day of April, 2015.



NOTARY PUBLIC
My Commission Expires:
AFFIX SEAL

MY COMMISSION EXPIRES 08/08/2016

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 Hwy
Dallas TX
75268

Grantee's Name Michael E Richardson
Mailing Address 139 Thoroughbred Ln
Gloabaster AL
35057

Property Address 139 Thoroughbred Ln
Gloabaster AL
35057

Date of Sale 4-10-15
Total Purchase Price \$250,451.00
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



20150422000129810 5/5 \$31.00
Shelby Cnty Judge of Probate, AL
04/22/2015 10:01:10 AM FILED/CERT

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 _____

Print _____

April Smith

Unattested

Sign _____

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1