

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

Send Tax Notice to:
Jerita Smith Zellander

3305 Culloden Way
Birmingham, AL 35242

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two Hundred Three Thousand And 00/100 (\$203,000.00) 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 Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Jerita Smith Zellander, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 23, Block 10, According to the Survey of Kerry Downs, a subdivision of Inverness, as recorded in Map Book 5, Page 135 and 136, 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. Easement/right-of-way to Alabama Power Company as recorded in Volume 109, Page 293, Volume 126, Page 343, Volume 146, Page 381, Volume 176, Page 68, Volume 184, Page 166, Volume 141, Page 298, Volume 145, Page 387..
4. Easement/right-of-way to Southern Bell Telephone & Telegraph Company as recorded in Volume 281, Page 497.
5. Easements, rights of ways, restrictions, covenants, conditions, reservations and limitations affecting the land.
6. Restrictions as shown on recorded plat.
7. 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 # 20150216000048780, in the Probate Office of Shelby County, Alabama.

\$ 232,708.00 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 8th day of May, 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 8th day of May, 2015.

NOTARY PUBLIC
My Commission Expires:
AFFIX SEAL

2015-000297

A15058B

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

MY COMMISSION EXPIRES 08/06/2016

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 aka Federal National Mortgage Association	Grantee's Name	Jerita Smith Zellander
Mailing Address	Asset Number A15058B, 14221 Dallas Parkway, Suite 1000 Dallas, TX 75254	Mailing Address	6713 Deer Foot Drive Birmingham, AL 35126

Property Address	3305 Culloden Way Birmingham, AL 35242	Date of Sale	May 8, 2015
		Total Purchase Price	\$203,000.00
		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) (Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" 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 - Fannie Mae aka Federal National Mortgage Association, Asset Number A15058B, 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254.

Grantee's name and mailing address - Jerita Smith Zellander, 6713 Deer Foot Drive, Birmingham, AL 35126.

Property address - 3305 Culloden Way, Birmingham, AL 35242

Date of Sale - May 8, 2015.

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: May 8, 2015

Sign  Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/14/2015 09:23:15 AM
\$21.00 JESSICA
20150514000159170

