



20150514000159650 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
05/14/2015 11:35:11 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:
Elizabeth McAnally Haynie
Elizabeth Savage
5747 Hwy 10
Montevallo, AL 35115

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Ninety-Nine Thousand And 00/100 (\$99,000.00) 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 Elizabeth McAnally Haynie, and Elizabeth Savage, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Begin at the SW corner of the SW 1/4 of the NE 1/4 of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama; thence South 88 degrees 42 minutes 54 seconds East along the South line of said 1/4-1/4 Section a distance of 164.50 feet; thence North 2 degrees 41 minutes 41 seconds East, a distance of 389.10 feet; thence North 19 degrees, 4 minutes 33 seconds West, a distance of 89.82 feet; thence North 7 degrees 24 minutes 41 seconds West, a distance of 122.60 feet; thence North 2 degrees 38 minutes 20 seconds East, a distance of 149.55 feet to the Southerly right of way of Shelby County Hwy. 10 thence South 88 degrees 5 minutes 43 seconds West along the said right of way a distance of 109.76 feet; thence South 2 degrees 42 minutes 1 second West and leaving said right of way a distance of 737.00 feet to the point of beginning.

According to the survey of Rodney Shiflett, dated August 12, 2002.

More particularly described in that survey dated 9/18/08 and prepared by Reynolds Surveying Co., Inc. Begin at the SW corner of the SW 1/4 of the NE 1/4 of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama; thence South 88 degrees 43 minutes 42 seconds East along the South line of said 1/4-1/4 Section a distance of 164.44 feet; thence North 2 degrees 41 minutes 41 seconds East, a distance of 389.21 feet; thence North 19 degrees 09 minutes 22 seconds West, a distance of 89.65 feet; thence North 07 degrees 26 minutes 40 seconds West, a distance of 122.64 feet; thence North 02 degrees 38 minutes 59 seconds East a distance of 162.13 feet to the Southerly Right of Way line of Shelby County Road #10; thence South 88 degrees 53 minutes 45 seconds West along said right of way, a distance of 109.68 feet; Thence South 02 degrees 41 minutes 03 seconds West a distance of 752.10 feet to the point of beginning.

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. Easements, restrictions, encumbrances, rights of way, limitations, if any, of record.
4. 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 # 20140729000233110, in the Probate Office of Shelby County, Alabama.

\$ 97,206.00 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.

Shelby County, AL 05/14/2015
State of Alabama
Deed Tax: \$2.00

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 7th 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



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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 7th day of May, 2015.



NOTARY PUBLIC
My Commission Expires:
AFFIX SEAL

2014-001878

MY COMMISSION EXPIRES 03/07/2017

A1410GZ

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 FEDERAL
NATIONAL and MORTGAGE
ASSOCIATION and REO SSET
#A1410GZ**

ELIZABETH MCANALLY HAYNIE
Grantee's Name and **ELIZABETH SAVAGE**

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

Mailing Address **5747 HWY10**
MONTEVALLO, AL 35115

Property Address **5747 HWY 10**
MONTEVALLO, AL 35115

Date of Sale May 8, 2015

Total Purchase Price \$99,000.00

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)

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

____ Appraisal
Other



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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 **May 8, 2015**

Print Malcolm S. McLeod

Unattested

Julia H. Springer
(verified by)

Sign _____
(Grantor/Grantee/Owner/Agent) circle one

**My Commission Expires
March 8th, 2018**