


1504100
This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Douglas Pickett
Jamie Pickett

SPECIAL WARRANTY DEED


20150603000183350 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
06/03/2015 08:56:49 AM FILED/CERT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Seventy-Two Thousand Five Hundred And 00/100 (\$172,500.00) 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 Douglas Pickett, and Jamie Pickett, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 27-A, according to the resurvey of Lots 27, 28 and 29 Linwood Estates, as recorded in Map Book 15, Page 102, 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. Easement/right-of-way to Alabama Power Company as recorded in Deed Book 148 Page 913 and Deed Bok 192 Page 147.
4. Restrictive covenant as recorded in Deed Book 149 Page 734; Deed Book 168 Page 725 and amended in Book 192 Page 462 and further amended in Book 324 Page 11..
5. Mineral and mining rights as recorded in Deed Book 171 Page 51 and Deed Book 4 Page 376.
6. Terms, agreements and rights of way to Alabama Power Company in Book 158 Page 712.
7. Easements, rights of ways, building lines, restrictions, covenants, conditions, reservation and limitations affecting the land.
8. Any loss or damage arising from the existence of a common driveway, if any, used by the insured and any owner of adjacent property.
9. Restrictions as shown on recorded plat. 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 #20140812000251580, in the Probate Office of Shelby County, Alabama.

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

Shelby County, AL 06/03/2015
State of Alabama
Deed Tax: \$9.00

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, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy thereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 14th 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 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 14th day of May, 2015.



NOTARY PUBLIC

My Commission Expires:

AFFIX SEAL

2014-001693

A141288

Seller's Address:

Fannie Mae

PO Box 650043

Dallas, TX 75265-0043

MY COMMISSION EXPIRES 03/07/2017



20150603000183350 2/3 \$29.00
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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 Asset #
A141288

Mailing Address 14221 Dallas Parkway, Suite 1000
Dallas, TX 75254

Property Address 5185 Caldwell Mill Road
Hoover, AL 35244

Grantee's Name Douglas Pickett
Jamie Pickett

Mailing Address 5185 Caldwell Mill Road
Hoover, AL 35244

Date of Sale May 15, 2015

Total Purchase Price \$172,500.00

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 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 of 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 15, 2015

Unattested

(verified by)

Print William Coker

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1