

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

Send Tax Notice to:  
Tim Thompson

*1016 Hidden Springs Dr  
Columbiana AL 35051*

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two Hundred Nineteen Thousand Nine Hundred And 00/100 (\$219,900.00) 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 Tim Thompson and Sheila Livingston, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 7, according to the Survey of Hidden Springs, Sector 1, as recorded in Map Book 27, Page 69, 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. 40-foot minimum building setback line as reserved and shown on recorded map.
4. Easement/right-of-way to South Central Bell as recorded in Deed Book 261, Page 190.
5. Easement/right-of-way to Alabama Power Company as recorded in Instrument No. 2001-42167 and Instrument No. 2001-42169.
6. Restrictive covenant as recorded in Instrument No. 2000-34908 and Amended in Instrument No. 20050928000506010.
7. Easements, rights of ways, restrictions, covenants, conditions, reservations and limitations affecting the land.  
Restrictions as shown on recorded plat.

\$ 139,900 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 29th day of June, 2015.

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

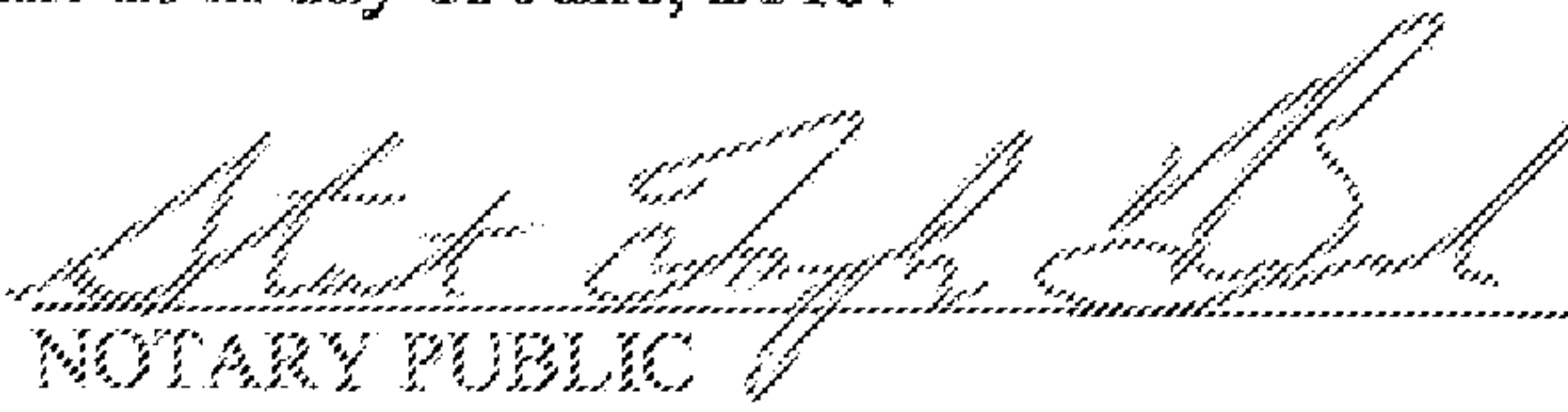
By:   
Its Attorney

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 29th day of June, 2015.

  
NOTARY PUBLIC  
My Commission Expires:  
AFFIX SEAL

2015-000807

~~MY COMMISSION EXPIRES MAY 21, 2019~~

A150DS6

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  
 Mailing Address 10 Box 650047  
Valley TX 75765

Grantee's Name Tim Thompson  
 Mailing Address 194 Hidden Springs Dr  
Columbiana AL 35051

Property Address 194 Hidden Springs Dr  
Columbiana AL  
35051

Date of Sale 6-30-15  
 Total Purchase Price \$

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 6-30-15

Print Heather Wilson

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 30 DAY OF June, 2015.



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 07/01/2015 02:07:35 PM  
 \$100.00 DEBBIE  
 20150701000221550



*[Signature]*