

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

Send Tax Notice to:  
Rebecca S. Harper-Moler

*75 Hillside Lane  
Starnett, AL 35147*

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Fifty-One Thousand And 00/100 (\$51,000.00) 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 Rebecca S. Harper-Moler, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

A Parcel of land in the Southwest 1/4 fo the Southwest 1/4 of Section 23, Township 19 South, Range 1 East, Shelby County, Alabama; more particularly described as follows:

From the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of Section 23, Township 19 South, Range 1 East, run North along the East boundary of said 1/4-1/4 a distance of 651.18 feet; thence left 41 degrees 08 minutes a distance of 168.40 feet; thence right 38 degrees 09 minutes a distance of 40 feet to the point of beginning; thence continue in a straight line a distance of 171.61 feet; thence left 90 degrees 00 minutes a distance of 153.78 feet; thence left 108 degrees 00 minutes a distance of 180.44 feet; thence left 72 degrees 00 minutes a distance of 98.02 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to:

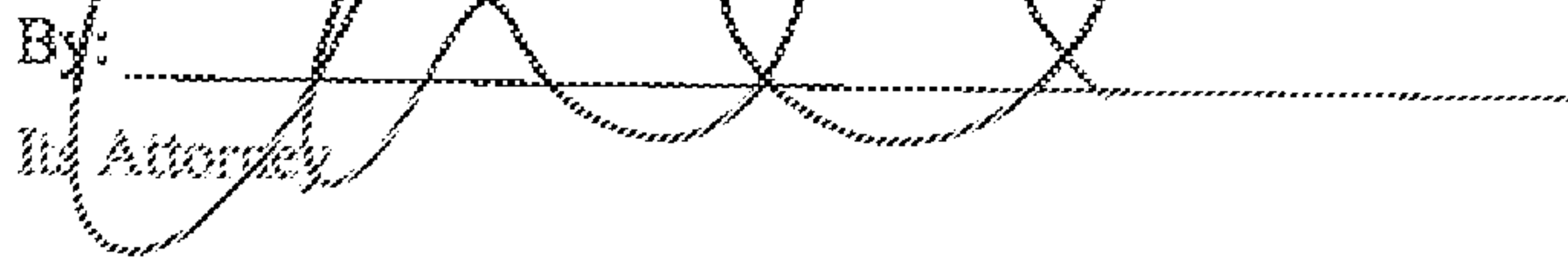
1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
3. Easements, rights of ways, restrictions, covenants, conditions, reservations and limitations affecting the land.
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 # 20150210000043410, in the Probate Office of Shelby County, Alabama.

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 1st day of July, 2015.

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

By:   
In 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, 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 1st day of July, 2015.

  
NOTARY PUBLIC  
My Commission Expires:  
AFFIX SEAL

2015-000359

MY COMMISSION EXPIRES MAY 21, 2019

A150346

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 PO Box  
Dallas TX

Grantee's Name Robert Hays-Miller  
 Mailing Address 25 N. Hillside Ln  
Stevett AL 35147

Property Address 25 N. Hillside Ln  
Stevett AL 35147

Date of Sale 7-6-15  
 Total Purchase Price \$ 51,000

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 7-6-15

Print Heather Nelson

☒ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 10 DAY OF July, 2015.



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 07/07/2015 09:31:16 AM  
 \$71.00 CHERRY  
 20150707000228290

Notary Public

*[Signature]*

