

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

20150730000262070
07/30/2015 03:18:25 PM
DEEDS 1/3

Send Tax Notice to:

Bobby G. Dooley

Dafney J. Dooley

5513 Afton Dr.
B'ham AL 35242

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two Hundred Eighty Thousand Eight Hundred Eighty And 00/100 (\$280,880.00) 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 Bobby G. Dooley, and Dafney J. Dooley, (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 15, Block 6, according to the Plat of Woodford, a Subdivision of Inverness, as recorded in Map Book 8, Page 51 A, B, C and D, 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 Grantees herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Instrument # 197906110000720400.
4. Easement/right-of-way to Alabama Power Company as recorded in Book 320, Page 30.
5. Restrictive covenant as recorded in Book 38, Page 380.
6. Easements, rights of ways, restrictions, covenants, conditions, reservations and limitations affecting the land.
7. 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 # 20140717000218590, in the Probate Office of Shelby County, Alabama.

\$275,792.⁰⁰ 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, 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 22nd day of July, 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 22nd day of July, 2015.


NOTARY PUBLIC
My Commission Expires:
AFFIX SEAL

2014-004318

MY COMMISSION EXPIRES MAY 21, 2019

A140YG0

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

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Grantor's Name Fannie Mae aka Federal National Mortgage Association Grantee's Name Bobby G. Dooley
Mailing Address Asset Number: A140YG0, 14221 Dallas Parkway, Suite 1000 Dallas, TX 75254 Mailing Address 23 Nolen Street Birmingham, AL 35242

Property Address 5513 Afton Dr Birmingham, AL 35242 Date of Sale July 28, 2015
Total Purchase Price \$280,880.00
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 ☐ Appraisal
☐ Sales Contract ☐ Other:
☒ 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: A140YG0, 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254.

Grantee's name and mailing address - Bobby G. Dooley, 23 Nolen Street, Birmingham, AL 35242.

Property address - 5513 Afton Dr, Birmingham, AL 35242

Date of Sale - July 28, 2015.

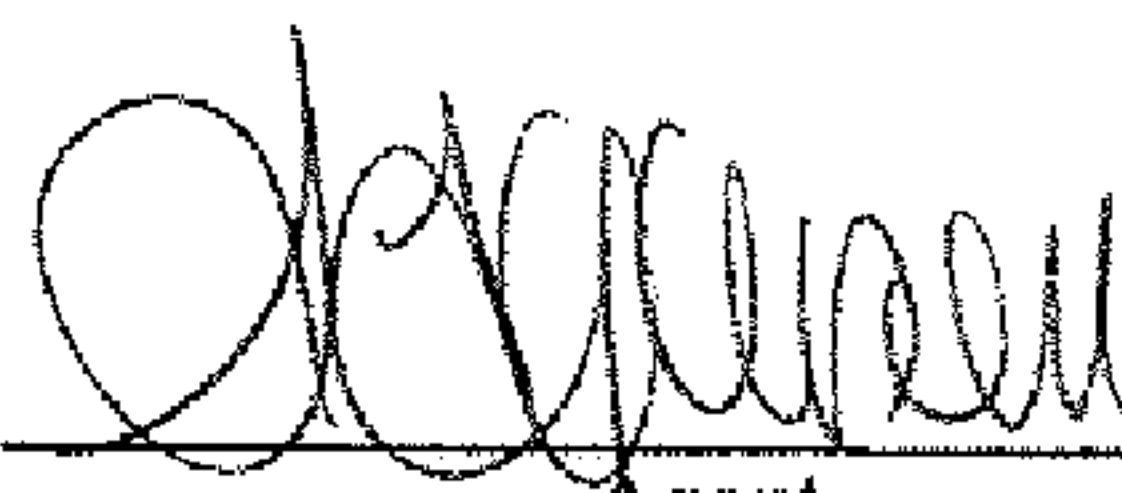
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

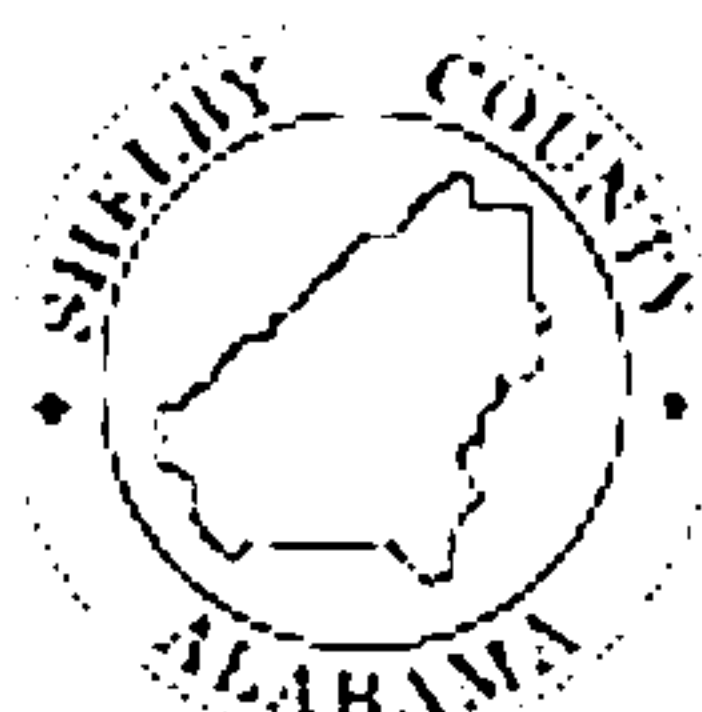
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: July 28, 2015

Sign  Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/30/2015 03:18:25 PM
\$25.50 CHERRY
20150730000262070

