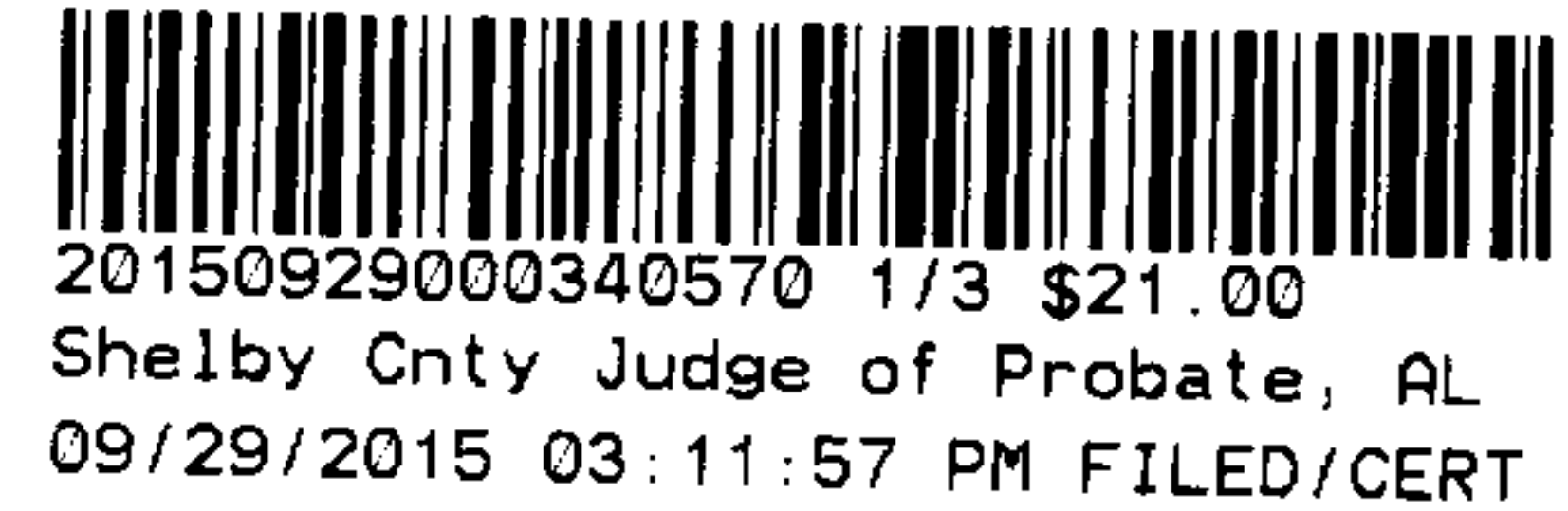


This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Nicolas Franklin

134 Narrows Peak Cir
Birmingham, AL 35242

SPECIAL WARRANTY DEED



STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Eighty-Eight Thousand And 00/100 (\$188,000.00) 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 Nicolas Franklin, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 32, according to the Amended Final Record Plat of Narrows Peak Sector, as recorded in Map Book 31, Page 125 A and B, 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 Grantee herein assume and agree to pay.
3. Easement/right-of-way to Double Oak Water Reclamation, L. L. C., an Alabama limited liability company by Koo, LLC., an Alabama limited liability company as recorded in Instrument # 20040405000172450.
4. Easement/right-of-way to Alabama Power Company as recorded in Instrument # 20040910000503670.
5. Restrictive covenant as recorded in Instrument No. 2000-9755, Instrument No., 2000-17136, Instrument No. 2000-36696, Instrument No. 21001-38328, Instrument No. 20020905000424180, Instrument # 20021017000508250, and Instrument # 20030716000450980.
6. Easements, rights of ways, restrictions, covenants, conditions, reservations and limitations affecting the land.
7. Restrictions as shown on recorded plat.
8. 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 No. 20150130000032340, in the Probate Office of Shelby County, Alabama.

\$ 188,000 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 23rd day of September, 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 23rd day of September, 2015.

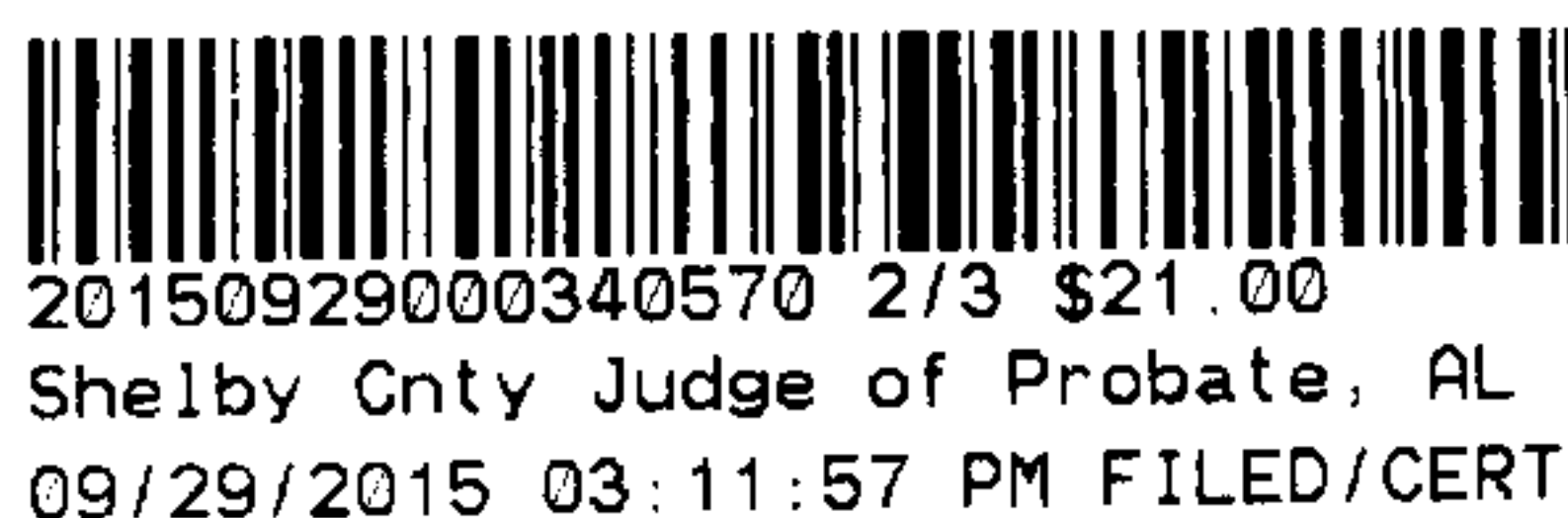


NOTARY PUBLIC
My Commission Expires:
AFFIX SEAL

2015-000727

MY COMMISSION EXPIRES 03/07/2017

A1503XG
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 650043
Dallas TX 75265

Grantee's Name Nicholas Franklin
Mailing Address 134 Narrows Peak Cir
Birmingham AL 35242

Property Address 134 Narrows Peak Cir
Birmingham AL
35242

Date of Sale 9-25-15
Total Purchase Price \$ 188,000

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 9-25-15

Print Heather Nelson

☐ Unattested _____
(verified by)

Sign Heather Nelson
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 25 DAY OF Sept, 2015.

Notary Public

20150929000340570 3/3 \$21.00
Shelby Cnty Judge of Probate, AL
09/29/2015 03:11:57 PM FILED/CERT

