

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

Send Tax Notice to:  
Jess Sanders  
Angela R. Sanders  
2005 Runaway Drive  
Helena, AL 35080

**SPECIAL WARRANTY DEED**

**20151113000394050**  
**11/13/2015 12:36:43 PM**  
**DEEDS 1/3**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Twenty-Three Thousand Nine Hundred And 00/100 (\$123,900.00) 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Jess Sanders, and Angela R. Sanders, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 32, according to the Survey of Dearing Down, 11th Addition, as recorded in Map Book 15, Page 90, in the Office of 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. 35-foot minimum building setback line as reserved and shown on recorded map.
  4. Easement/right-of-way to Alabama Power Company as recorded in Deed Book 131, Page 192.
  5. Easement/right-of-way to Colonial Pipe Line Company as recorded in Deed Book 223, Page 431, Deed Book 268, Page 211, and Deed Book 268, Page 817.
  6. Restrictive covenant as recorded in Book 349, Page 567 and Book 376, Page 550.
  7. Easements, rights of ways, restrictions, covenants, conditions, reservations and limitations affecting the land.
  8. Restrictions as shown on recorded plat.
  9. 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# 20150218000052080, in the Probate Office of Shelby County, Alabama.
- \$ 145,365.00 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, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 10th day of November, 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 10th day of November, 2015.

  
NOTARY PUBLIC  
My Commission Expires:  
AFFIX SEAL

2015-000435

A1506BK

MY COMMISSION EXPIRES 08/06/2016

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	<b>FANNIE MAE AKA FEDERAL NATIONAL and MORTGAGE ASSOCIATION and , and REO ASSET #A1506BK</b>	Grantee's Name	<b>JESS SANDERS and ANGELA R. SANDERS</b>
Mailing Address	<b>14221 DALLAS PARKWAY, SUITE 1000 DALLAS, TX 75254</b>	Mailing Address	<b>2005 RUNAWAY DRIVE HELENA, AL 35080</b>
Property Address	<b>2005 RUNAWAY DRIVE HELENA, AL 35080</b>	Date of Sale	<b>November 12, 2015</b>
	<b>20151113000394050 11/13/2015 12:36:43 PM DEEDS 3/3</b>	Total Purchase Price	<b>\$123,900.00</b>
		or Actual Value	<b>\$</b>
		or Assessor's Market Value	<b>\$</b>

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 type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" 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 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 **November 12, 2015**

Print **Malcolm S. McLeod**

Unattested

*[Signature]*  
(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
11/13/2015 12:36:43 PM  
\$21.00 CHERRY  
20151113000394050

*[Signature]* **My Commission Expires  
March 8th, 2018**