

State of Alabama
County of Shelby

Send Tax Notice to:
Enrique Cortez Valadez
120 Crestmont Lane
Pelham, AL 35124

SPECIAL WARRANTY DEED


KNOW ALL MEN BY THESE PRESENT: That the undersigned, **FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA**, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to it by **Enrique Cortes Valadez**, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said **Enrique Cortes Valadez**, the following described real estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 46, Deer Springs Estates, First Addition, as shown in Map recorded in Map Book 5, Page 55, in the Probate Office of Shelby County, Alabama, and all that part of Lot 45 of Deer Springs Estates First Addition as shown in Map recorded in Map Book 5, Page 55, in the Probate Office of Shelby County, Alabama with the exception of the following part thereof: Begin at the Northern corner of Lot 45 (which said point is also the Northwestern corner of Lot 46) and run thence Southeasterly along the boundary line between Lot 45 and 46 a distance of 100 feet to a point; thence turn to the right and run Southwesterly parallel with the Northwesterly boundary of said Lot 45 a distance of 102.0 feet, more or less, to a point on the Southwestern boundary of said Lot 45; thence turn to the right and run Northwesterly along the Southwestern boundary of said Lot 45 a distance of 100 feet to a point; thence turn to the right and run Northeasterly along the Northwestern boundary of said Lot 45 a distance of 102.0 feet to the point of beginning, being situated in Shelby County, Alabama.

SUBJECT TO STATUTORY RIGHTS OF REDEMPTION EXISTING BY VIRTUE OF THAT CERTAIN FORECLOSURE DEED RECORDED IN INSTRUMENT NUMBER 20160105000003710 IN THE OFFICE OF THE JUDGE OF PROBATE OF Shelby COUNTY, ALABAMA.

TO HAVE AND TO HOLD THE above described real estate, together with all and singular the rights, tenements, hereditaments, appurtenances and improvements thereunto belonging, or in anywise appertaining, unto the said **Enrique Cortes Valadez**. Said property being subject, however to ad valorem taxes due October 1, 2016; and further excepting any restrictions and easements pertaining to the above described property of record in the Probate Office of Shelby County, Alabama and the following provision.

This deed is executed without warranty or representation of any kind, express or implied, except that there are no liens or encumbrances outstanding against the property hereby conveyed which were created or suffered by the undersigned Grantor.


20160226000059380 1/3 \$140.00
Shelby Cnty Judge of Probate, AL
02/26/2016 10:52:01 AM FILED/CERT

Shelby County, AL 02/26/2016
State of Alabama
Deed Tax: \$120.00

IN WITNESS WHEREOF, FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA has caused this instrument to be executed by its undersigned officer/authorized individual on this the 17 day of February, 2016.

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND UNDER THE LAWS OF THE UNITED STATES OF AMERICA

BY: STEPHENS MILLIRONS, P.C.
ITS ATTORNEY IN FACT

BY Katie Bouldin (SEAL)
Katie Bouldin
Secretary

State of Alabama)
 :
County of Madison)

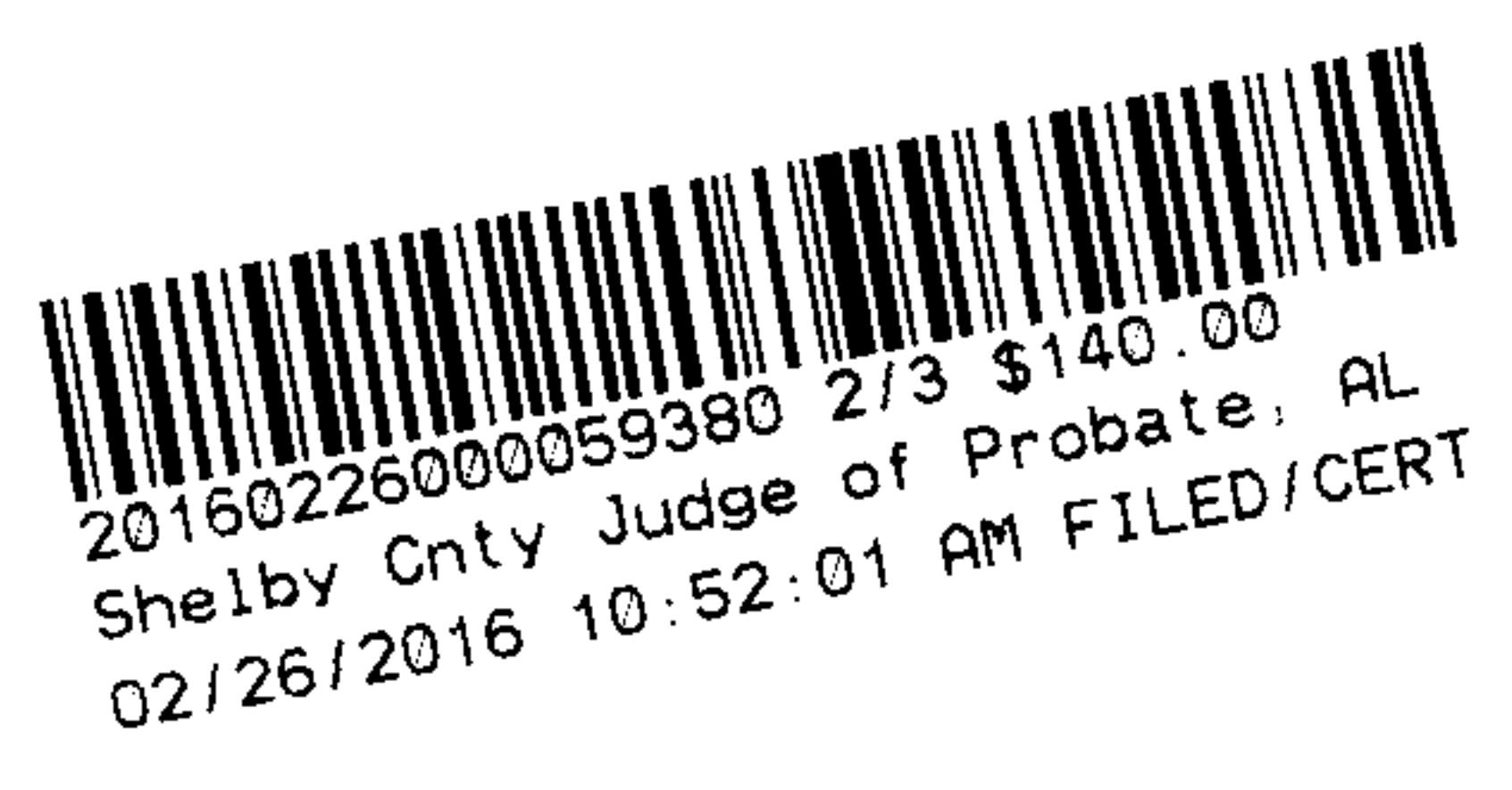
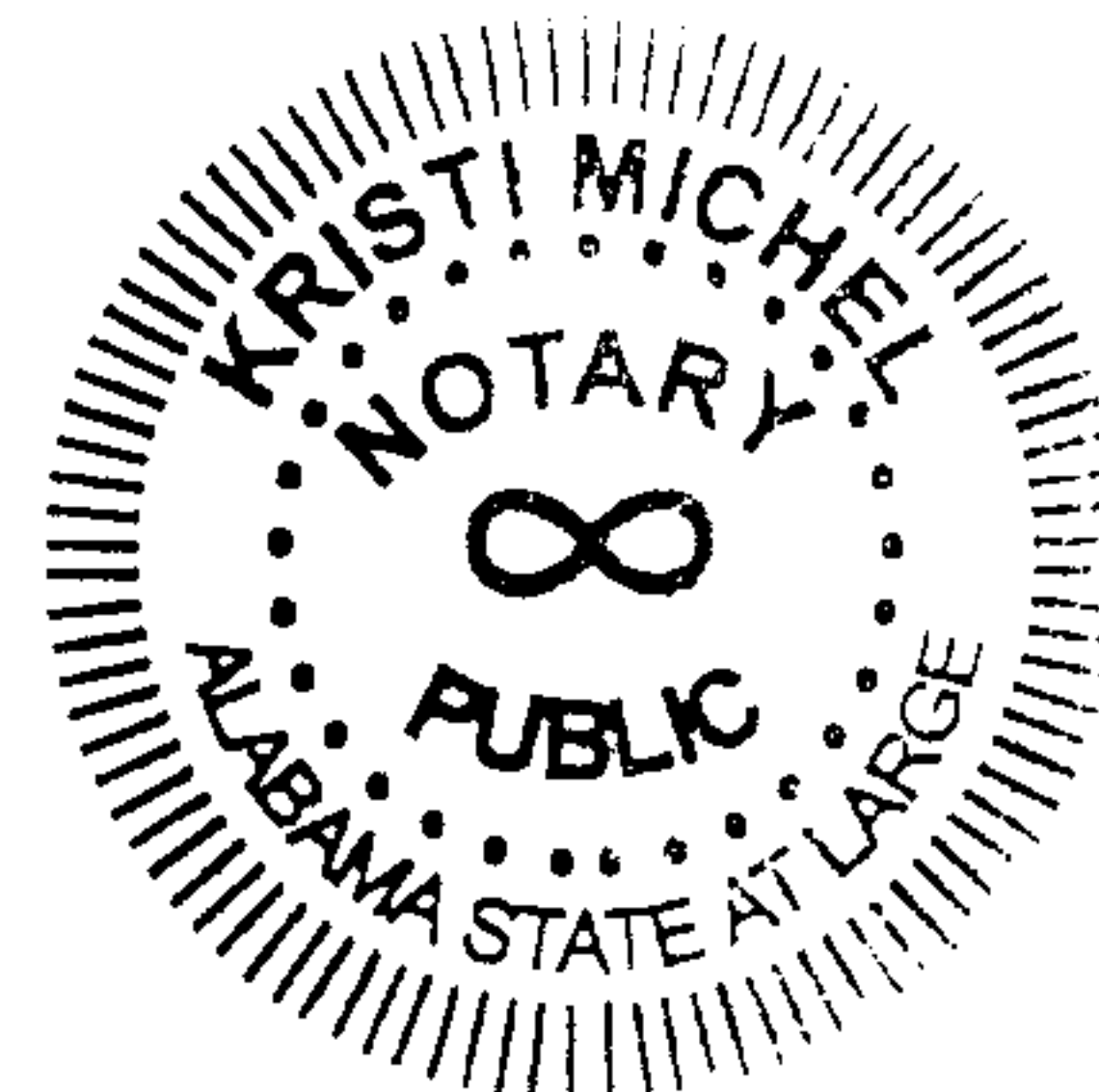
I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that before me, Katie Bouldin, authorized signer of STEPHENS MILLIRONS, P.C., as Attorney-in-Fact and/or agent of FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, on behalf of said federal chartered corporation organized and existing under the laws of the United States and 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation in its capacity as Attorney-in-Fact for FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA.

Given under my hand and seal this the 17th day of February, 2016
Kristi Michel (SEAL)
Notary Public:
My Commission Expires: 6/27/17

POA recorded in Shelby, Alabama Probate Records.

This instrument was prepared by:
STEPHENS MILLIRONS, P.C
Katie Bouldin
120 Seven Cedars Drive, Huntsville, AL 35802
Re: 3680 Hwy 11, Pelham, AL 35124

Fannie Mae, P.O. 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 Federal National Mortgage Association
Mailing Address 14221 Dallas Parkway, Suite 1000,
Asset No. A1600GZ
Dallas, TX 75257
Property Address 3680 Hwy 11
Pelham, AL 35124

Grantee's Name Enrique Cortes Valadez
Mailing Address 120 Crestmont Lane
Pelham, AL 35124
Date of Sale February 19, 2016
Total Purchase Price \$119,900.00
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
☒ 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 of 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 February 15, 2016

Print Federal National Mortgage Association

Unattested

Kristi Michel
(verified by)

Sign Kate Boulder
(Grantor/Grantee/Owner/Agent) circle one


20160226000059380 3/3 \$140.00
Shelby Cnty Judge of Probate, AL
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Form RT-1