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

Send Tax Notice to:

Phillip Sanford

Allison P. Sanford

6238 Eagle Point Circle

Birmingham AL 35242

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

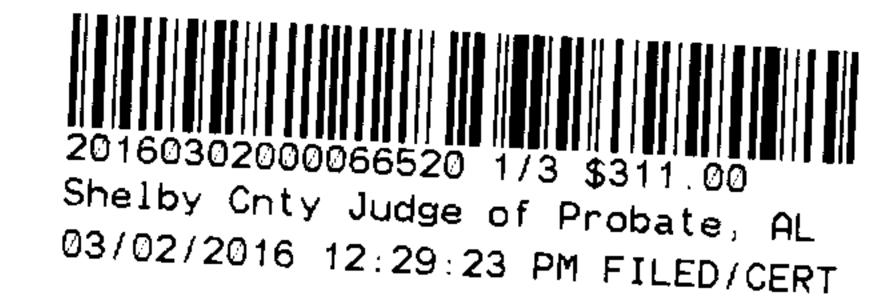
That in consideration of Two Hundred Ninety-One Thousand And 00/100 (\$291,000.00) to the undersigned, Fannie Mae aka Federal National Mortgage Association, by and through Sirote & Permutt, P.C., as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Phillip Sanford, and Allison P. Sanford, (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 921, according to the Survey of Eagle Point- 9th Sector, as recorded in Map Book 22, Page 102, 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. 30-foot minimum building setback line as reserved and shown on recorded map.
- 4. Restrictive covenant as recorded in Instrument No. 1997-19270.
- 5. Easements, rights of ways, restrictions, covenants, conditions, reservations and limitations affecting the land.
- 6. Restrictions as shown on recorded plat.
- 7. 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. 20150330000100010, 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 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 24th day of February, 2016.

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 24th day of February, 2016.

NOTARY PUBLIC

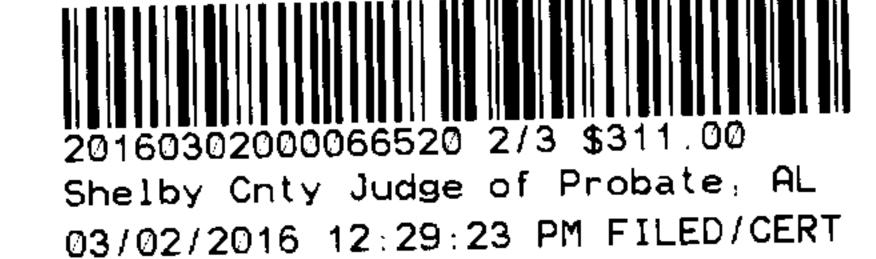
My Commission Expires:

All Bullen

AFFIX SEAL

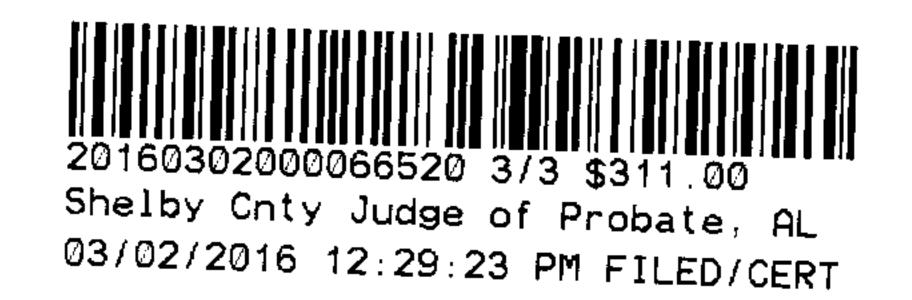
2015-001560 A150B35 Seller's Address: Fannie Mae PO Box 650043 Dallas, TX 75265-0043

MY COMMISSION EXPIRES 03/07/2017



Real Estate Sales Validation Form

	This Document must be filed in accordance	e with Code of Alabama 1975	, Section 40-22-1
Grantor's Name	Fannie Mae aka Federal National	Grantee's Name	Phillip Sanford, Allison P. Sanford
Mailing Address	Mortgage Association Fannie Mae aka Federal National Mortgage Association, 14221 Dallas Parkway, Suite 1000 Dallas, TX 75254	Mailing Address	6238 Eagle Point C. Birmingham AL 352
Property Address	6238 Eagle Point Circle Birmingham, AL 35242	Date of Sale Total Purchase Price or Actual Value or Assessor's Market Value	\$291,000.00
•		be verified in the following Appraisal Other	documentary evidence: (check one)
If the conveyance do	ocument presented for recordation conta red.	ains all of the required inform	nation referenced above, the filing of
current mailing addre	mailing address - provide the name of		
conveyed.	a maining addition provide the name	or the person or persons to	willow interest to property is being
Property address – t	he physical address of the property bein	g conveyed, if available.	
Date of Sale – the da	ate on which interest to the property was	conveyed.	
Total purchase price instrument offered for	e – the total amount paid for the purchas or record.	e of the property, both real a	ind personal, being conveyed by the
	property is not being sold, the true value or record. This may be evidenced by and a	• • •	
valuation, of the proj	ed and the value must be determined, perty as determined by the local official of and the taxpayer will be penalized pur	charged with the responsibilit	y of valuing property for property tax
		may result in the imposition	of the penalty indicated in <u>Code of</u>
Date <u>02/26/2016</u>	P	int	astord
Unattested	Si	gn / ///	



(verified by)

(Grantor/Grantee/Owner/Agent) circle one