

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

Send Tax Notice to:
Brian R. Drexel
Wendy Drexel
119 Sawmill Trace
Alabaster, AL 35007

SPECIAL WARRANTY DEED

20160426000137150

04/26/2016 12:46:30 PM

DEEDS 1/3

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two Hundred Fifty-Nine Thousand Nine Hundred And 00/100 (\$259,900.00) 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 Brian R. Drexel, and Wendy Drexel, (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 19, Camp Branch Estates, Second Addition, as recorded in Map Book 11, Page 104, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Less and Except the following:

A part of Lot 19, Camp Branch Estates, Second Addition, as recorded in Map Book 11, Page 104, in the Office of the Judge of Probate of Shelby County, Alabama, described as follows: Begin at the SW Corner of Lot 19; thence run East along the South Line of said lot a distance of 285.83 feet to the point on the Southwesterly right of way of Sawmill Trace being the point of a clockwise curve having a central angle of 45 degrees 27 minutes 00 seconds and a radius of 222.43 feet; thence turn an interior angle to the right of 27 degrees 02 minutes 34 seconds tangent and run along the arc of said curve 175.74 feet; thence turn an interior angle to the right of 70 degrees 37 minutes 18 seconds from tangent and run Southwest 218.58 feet to the point of beginning; being situated in 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. Easements, rights of ways, restrictions, covenants, conditions, reservations and limitations affecting the land.
4. Petition for Annexation and Affidavit of Publication recorded in Instrument No. 20150915000323690
5. 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. 20151019000363860, in the Probate Office of Shelby County, Alabama.

\$ 268,476.00 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 21st day of April, 2016.

Fannie Mae aka Federal National Mortgage Association
By and through Sirote & Permutt, P.C., as Attorney in Fact

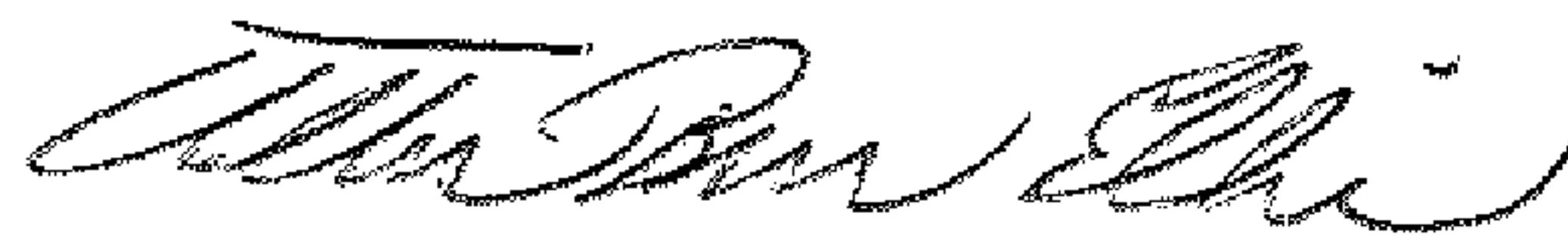
By: 
Its Attorney

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 21st day of April, 2016.



NOTARY PUBLIC
My Commission Expires:
AFFIX SEAL

2015-001615
A150VGN
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 with Code of Alabama 1975, Section 40-22-1

Grantor's Name	FANNIE MAE AKA and FEDERAL NATIONAL MORTGAGE ASSOCIATION and REO ASSET #A150VGN	Grantee's Name	BRIAN R. DREXEL and WENDY DREXEL
Mailing Address	14221 DALLAS PARKWAY, SUITE 1000 DALLAS, TX 75254	Mailing Address	119 SAWMILL TRACE ALABASTER, AL 35007
Property Address	119 SAWMILL TRACE ALABASTER, AL 35007	Date of Sale	April 25, 2016
20160426000137150 04/26/2016 12:46:30 PM DEEDS 3/3		Total Purchase Price	\$259,900.00
		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



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Jr., Probate Judge,
County Clerk
Shelby County, AL
04/26/2016 12:46:30 PM
\$21.00 CHERRY
20160426000137150

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 **April 25, 2016**

Print **Malcolm S. McLeod**

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

**My Commission Expires
March 8th, 2018**