

State of Alabama

County of Shelby

Send Tax Notice to:

3517 Meadowbrook Circle  
Birmingham, AL 35242

**20160427000137940**

**04/27/2016 09:16:51 AM**

**DEEDS 1/4**

**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 **Don E. Wetzel and Tinya T. Wetzel**, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said **Don E. Wetzel and Tinya T. Wetzel**, **FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER TO SURVIVOR OF THEM IN FEE SIMPLE, TOGETHER WITH EVERY CONTINGENT REMAINDER AND RIGHT OF REVERSION**, the following described real estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 303, according to the Survey of Brook Highland, an Eddleman Community, 7th Sector, as recorded in Map Book 13, Page 99 A & B, in the Probate Office of Shelby County, Alabama.

**SUBJECT TO STATUTORY RIGHTS OF REDEMPTION EXISTING BY VIRTUE OF THAT CERTAIN FORECLOSURE DEED RECORDED IN INSTRUMENT NUMBER 20151223000437820 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 **Don E. Wetzel and Tinya T. Wetzel**, **FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER TO SURVIVOR OF THEM IN FEE SIMPLE, TOGETHER WITH EVERY CONTINGENT REMAINDER AND RIGHT OF REVERSION**. 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.

\$220,000.00 of the consideration was paid from the proceeds of a purchase money mortgage executed on even date herewith.

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 20  
day of April, 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

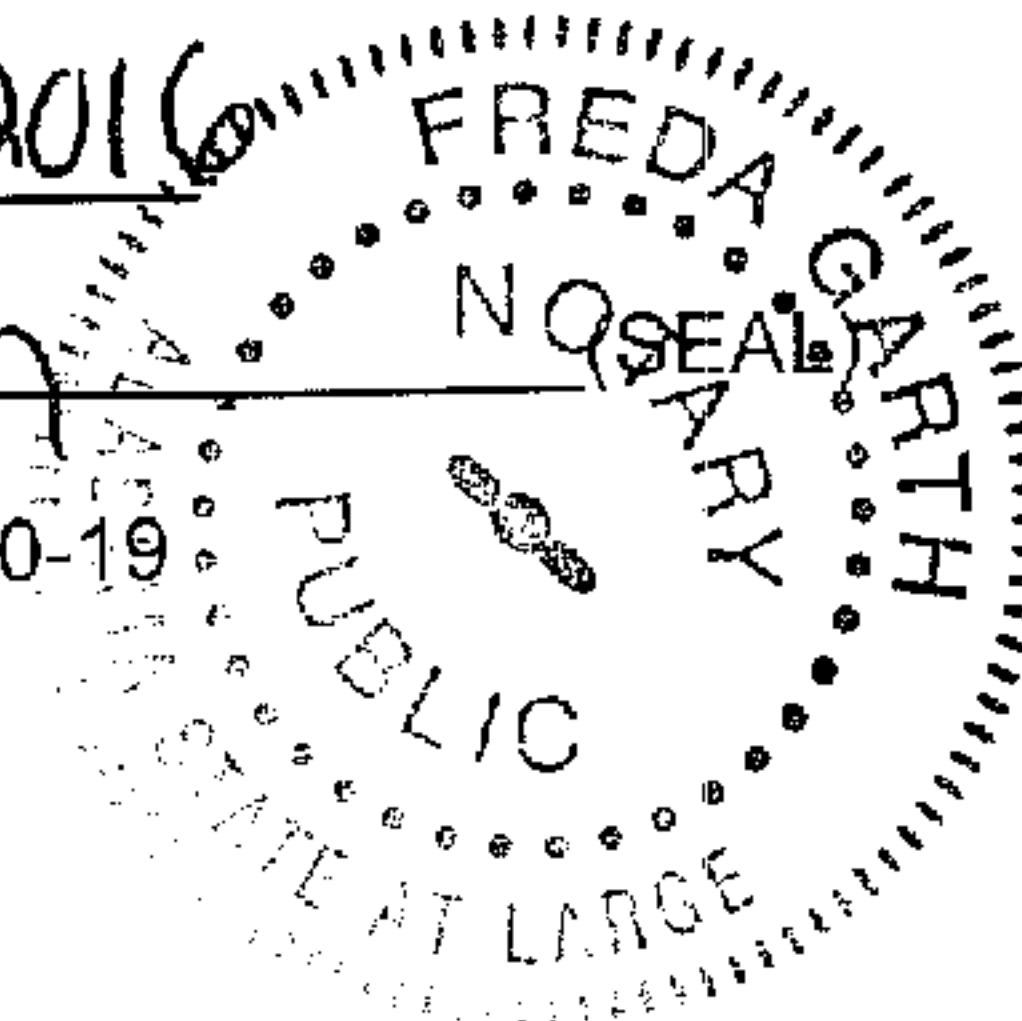
BY Katie Bouldin (SEAL)  
Katie Bouldin  
Secretary

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 20th day of April, 2016

Freda Garth  
Notary Public: Freda Garth  
My Commission Expires: 08-20-19



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: 4013 Kinross Lane, Birmingham, AL 35242

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	Fannie Mae aka Federal National Mortgage Association	Grantee's Name	Don E. Wetzel Tinya T. Wetzel
Mailing Address	14221 Dallas Parkway, Ste. 1000 Dalls, TX 75254	Mailing Address	3517 Meadowbrook Circle Birmingham, AL 35242
Property Address	4013 Kinross Lane Birmingham, AL 35242	Date of Sale	
		Total Purchase Price	\$329,900.00
		or	
		Actual Value	
		or	
		Assessor's Market Value	

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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 checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input 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 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	<u>4/20/16</u>	Print	<u>Katie Bouldin</u>
<input type="checkbox"/> Unattested		Sign	<u>Katie Bouldin</u>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

**20160427000137940 04/27/2016 09:16:51 AM DEEDS 4/4**

Grantor's Name Fannie Mae aka Federal National Mortgage Association      Grantee's Name Don E. Wetzel and Tinya T. Wetzel  
Mailing Address 14221 Dallas Parkway, Suite 1000      Mailing Address 3517 Meadow Brook Circle  
Dallas, TX 75254      Birmingham, AL 35242

Property Address 4013 Kinross Lane      Date of Sale April 22, 2016  
Birmingham, AL 35242      Total Purchase Price \$328,400.00  
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      ☐ Appraisal  
☐ Sales Contract      ☐ Other:  
☒ 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 - Fannie Mae aka Federal National Mortgage Association, 14221 Dallas  
Parkway, Suite 1000, Dallas, TX 75254.

Grantee's name and mailing address - Don E. Wetzel and Tinya T. Wetzel, 3517 Meadow Brook Circle,  
Birmingham, AL 35242.

Property address - 4013 Kinross Lane, Birmingham, AL 35242

Date of Sale - April 22, 2016.

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.

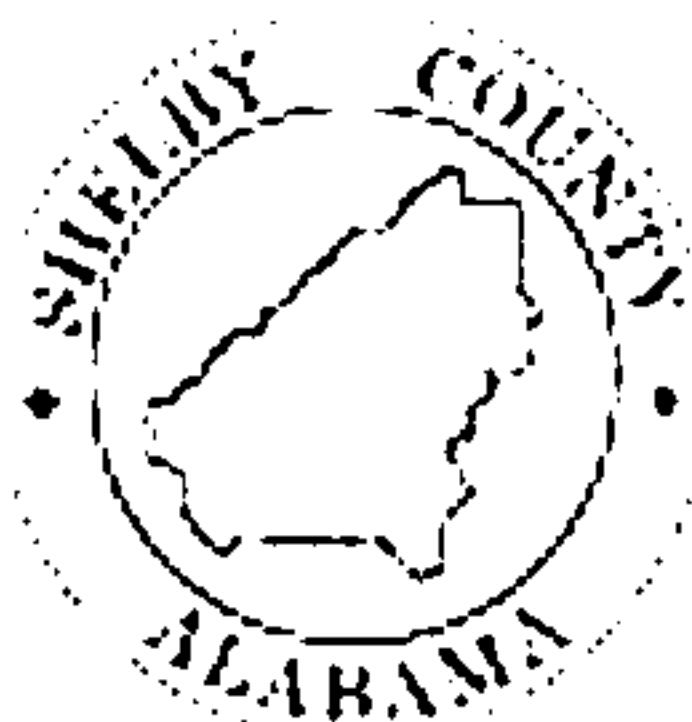
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being  
conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed  
appraiser or the assessor's current market value.

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 22, 2016

Sign \_\_\_\_\_  
Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
04/27/2016 09:16:51 AM  
\$131.50 CHERRY  
20160427000137940