

THIS INSTRUMENT PREPARED BY:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
850 Shades Creek Parkway, Suite 210
Birmingham, Alabama 35209

GRANTEE'S ADDRESS:
Sara Alijson Carpenter

5244 South Shades Crest Rd.
Bessemer, AL 35022

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

GENERAL WARRANTY DEED

20160628000224540
06/28/2016 01:12:56 PM
DEEDS 1/4

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Eighty One Thousand and NO/100 (\$181,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Fannie Mae AKA Federal National Mortgage Association organized and existing under the laws of the United States of America, PO Box 650043, Dallas TX 75265-0043** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Sara Allison Carpenter** (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Commence at the NE corner of the SE ¼ of the SW ¼ of Section 28, Township 20 South, Range 4 West, Shelby County, Alabama, thence Northerly along the East line of the NE ¼ of the SW ¼ of said Section 28, 578.78 feet to a point; thence 131 degrees 36 minutes left and Southwesterly 728.20 feet to the point of beginning of the property being described; thence continue along last described course 196.65 feet to an existing iron pin; thence turn an angle to the left 85 degrees 19 minutes 51 seconds and run in a Southeasterly direction for a distance of 709.73 feet to an existing iron pin; being on the NW right of way of South Shades Crest Road, thence turn an angle to the left of 94 degrees 59 minutes 34 seconds and run in a Northeasterly direction for a distance of 123.51 feet to an existing iron point; thence turn an angle to the left of 79 degrees 10 minutes 35 seconds and run in a Northwesterly direction for a measured distance of 718.70 feet, more or less, to an existing iron pin, being the point of beginning.

Property Address: 5244 South Shades Crest Road, Bessemer, Alabama 35022.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$0 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

GRANTEE herein shall be prohibited from conveying property for a sales price of greater than \$217,200.00 for a period of 3 month(s) from the date of the recording of this deed. Grantee shall also be prohibited from encumbering

subject property with a security interest in the principal amount of greater than \$217,200.00 for a period of 3 month(s) from the date of the recording of this deed. These restrictions shall run with the land and are not personal to the grantee.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the 17 day of June, 2016.

Fannie Mae AKA Federal National Mortgage
Association
By Old Republic Title Company, a California
Corporation
Its Attorney in Fact


By: Karen Sayles
Its Vice President

~~State of _____
County of _____~~

~~I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that
_____ whose name as _____ of Old Republic Title Company, a California
Corporation 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,
he as such _____ and with such authority as Attorney in Fact for Fannie Mae AKA Federal
National Mortgage Association, executed the same voluntarily for and as the act of said corporation.~~

~~Given under my hand and seal this the _____ day of _____, 2016.~~

NOTARY PUBLIC -

My Commission Expires:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Joaquin)

On 6-17-16 before me, Vicki L. Fernandes, a Notary Public, personally appeared Karen Sayles, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature:

Name: Vicki L. Fernandes



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
Mailing Address a/k/a Federal National Mortgage Association
14221 Dallas Parkway, #1000
Dallas, TX 75254

Grantee's Name Sara Allison Carpenter
Mailing Address 5244 South Shades Crest Road
Bessemer, AL 35022

Property Address 5244 South Shades Crest Road
Bessemer, AL 35022

Date of Sale 06/23/2016
Total Purchase Price \$ 181,000.00

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)

☐ 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 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 6/28/16

Print Jeff W. Parmer

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/28/2016 01:12:56 PM
\$204.00 CHERRY
20160628000224540

A handwritten signature in black ink, likely belonging to Judge James W. Fuhrmeister, is written over the official stamp.