

THIS INSTRUMENT PREPARED BY:
Mike T. Atchison, Attorney at Law
P. O. Box 822
Columbiana, AL 35051

SEND TAX NOTICE TO:

Victor Rojas Ceron
436 Waterford Cove Trail
Calea, AL 35040

SPECIAL WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED THIRTY EIGHT THOUSAND DOLLARS AND 00/100 (\$138,000.00)**, 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**, the receipt of which is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantee, **Victor Rojas Ceron** in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama, to wit:

Lot 708, according to the Survey of Waterford Cove, Sector 3, as recorded in Map Book 31, Page 146, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 2015 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$ 124,200.00 of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seal this 13th day of June, 2016.

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

By:
Name:
Its:

Karen Sayles
Vice President


~~STATE OF ALABAMA
SHELBY COUNTY~~

~~I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that _____ as _____, **Fannie Mae AKA Federal National Mortgage Association, By Old Republic Title Company, a California Corporation, Its Attorney in Fact**, whose name 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 she executed the same voluntarily on the day the same bears date.~~

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

~~Notary Public
My Commission Expires: 10-16-08~~

Shelby County, AL 07/01/2016
State of Alabama
Deed Tax: \$14.00


20160701000229770 1/2 \$32.00
Shelby Cnty Judge of Probate, AL
07/01/2016 12:34:18 PM FILED/CERT

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.

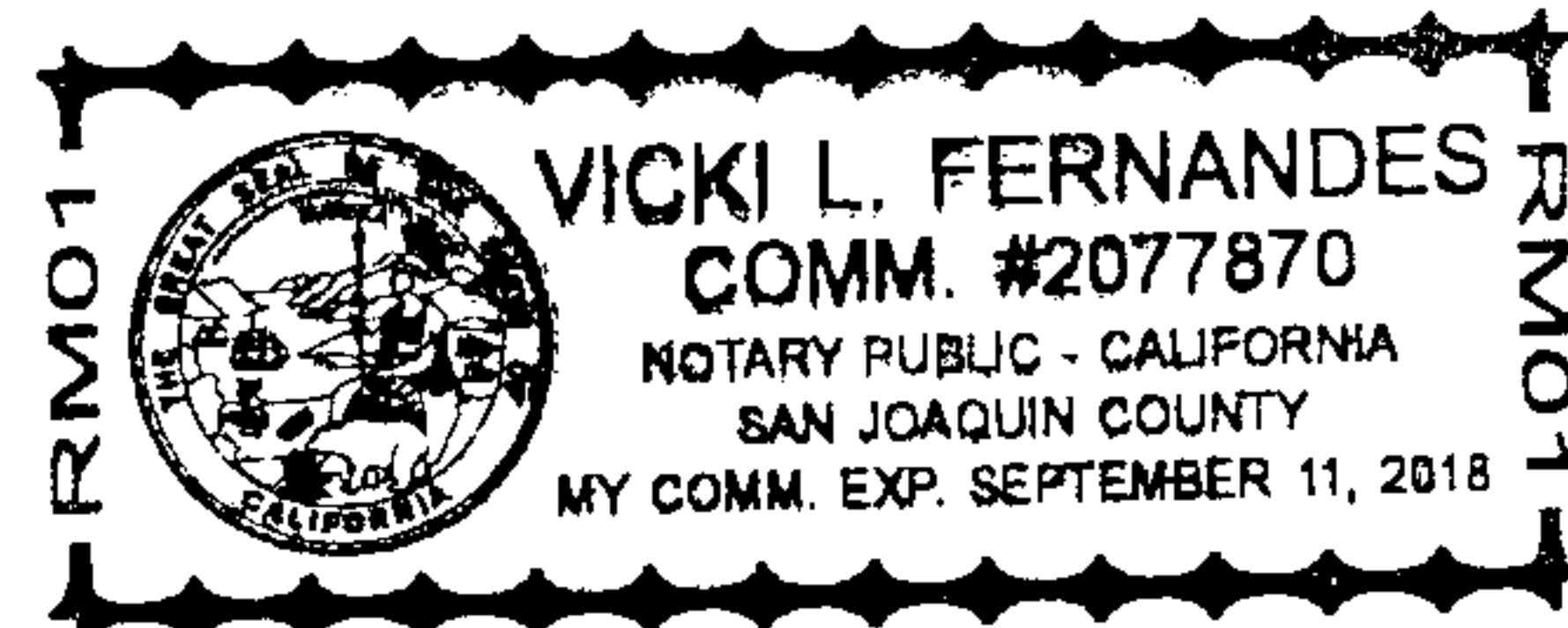
State of California)
County of San Joaquin)

On 6-13-16 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: *Vicki L. Fernandes*
Name: Vicki L. Fernandes



20160701000229770 2/2 \$32.00
Shelby Cnty Judge of Probate, AL
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