

State of Alabama

County of Shelby

20160721000255460

07/21/2016 11:35:01 AM

DEEDS 1/3

Send Tax Notice to:

315 Goldilock Lane
Maylene, AL 35114

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 **Sandra Janette Ayala**, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said **Sandra Janette Ayala**, the following described real estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Commence at the NW corner of the SE 1/4 of the NW 1/4 of Section 20, Township 22 South, Range 2 West; thence run South 0 degrees 14 minutes 52 seconds West for 428.23 feet to a point; thence continue on the last described Course for 360.74 feet; thence run South 87 degrees 45 minutes 08 seconds East for 172.89 feet to the POINT OF BEGINNING; thence run North 3 degrees 34 minutes 27 seconds West for 174.08 feet; thence run North 66 degrees 40 minutes 46 seconds East for 154.75 feet to the Westerly right of way line of Spring Creek Road; thence run South 15 degrees 22 minutes 58 seconds East along said line for 62.85 feet; thence run South 20 degrees 56 minutes 24 seconds East along said line for 165.90 feet; thence run South 84 degrees 38 minutes 02 seconds West for 208.13 feet to the Point of Beginning. Situated in the SE 1/4 of the NW 1/4 of Section 20, Township 22 South, Range 2 West, Shelby County, Alabama.

SUBJECT TO STATUTORY RIGHTS OF REDEMPTION EXISTING BY VIRTUE OF THAT CERTAIN FORECLOSURE DEED RECORDED IN INSTRUMENT NUMBER 20151209000421490 IN THE OFFICE OF THE JUDGE OF PROBATE OF Shelby COUNTY, ALABAMA.

*\$42,000.00 paid in cash
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 **Sandra Janette Ayala**. 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.

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 19 day of

July, 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

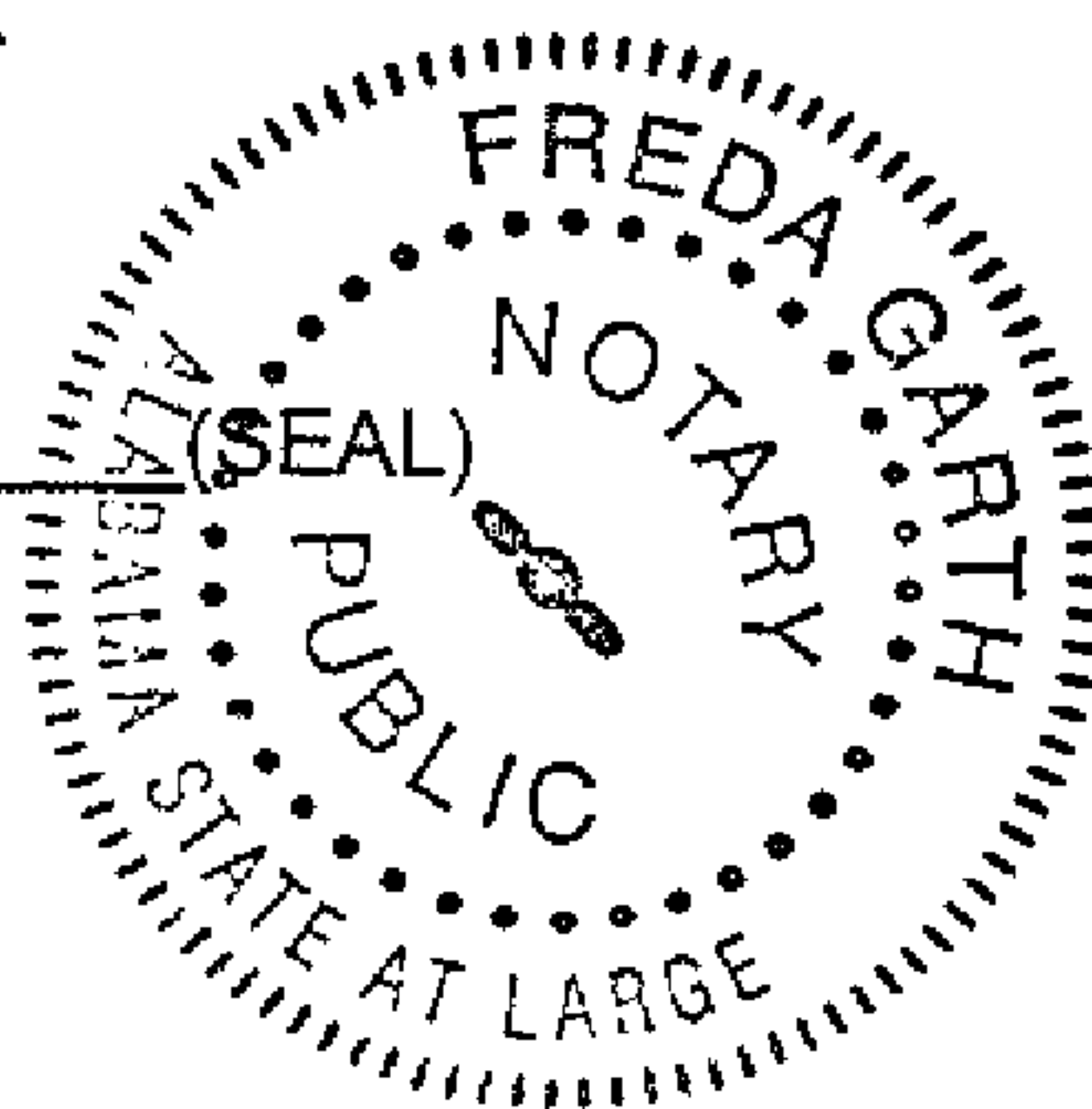
BY: Katie Bouldin (SEAL)
Katie Bouldin
Secretary

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 19th day of July 2016.

Katie Bouldin
Notary Public:
My Commission Expires: 8/20/19



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: 667 Hwy 63, Calera, AL 35040

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 and MORTGAGE
ASSOCIATION and , and REO
ASSET #A150ZYC**

Grantee's Name **SANDRA JANETTE AYALA**

Mailing Address **14221 DALLAS PARKWAY, SUITE
1000
DALLAS, TX 75254**

Mailing Address **315 GOLDBLOCK LANE
MAYLENE, AL 35114**

Property Address **667 HWY 63
CALERA, AL 35040**

Date of Sale **July 20, 2016**

**20160721000255460 07/21/2016 11:35:01 AM
DEEDS 3/3**

Total Purchase Price **\$42,000.00**

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

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 **July 20, 2016**

Print **Malcolm S. McLeod**

Unattested

(Signature)
(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

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



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/21/2016 11:35:01 AM
\$63.00 CHERRY
20160721000255460

(Signature)