


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

SEND TAX NOTICE TO:  
Arvin S. Brooks  
118 Ashford Lane  
Alabaster AL 35007

**SPECIAL WARRANTY DEED**

  
20160812000288010 1/3 \$24.00  
Shelby Cnty Judge of Probate, AL  
08/12/2016 10:35:36 AM FILED/CERT

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED THIRTY NINE THOUSAND NINE HUNDRED DOLLARS AND 00/100 (\$139,900.00), 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, *Arvin S. Brooks* 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 55, according to the Survey of Second Addition to Ashford Heights, as recorded in Map Book 17, Page 29, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

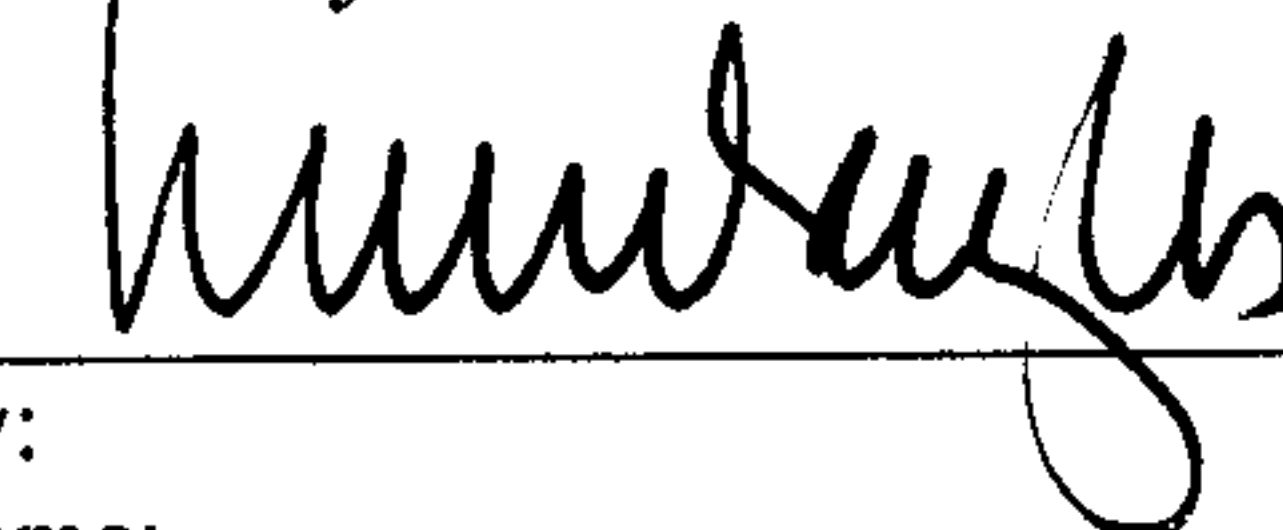
Subject to taxes for 2015 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$ 137,364.00 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 29 day of July, 2016.

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



By:  
Name: **Karen Sayles**  
Its: **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.

Shelby County, AL 08/12/2016  
State of Alabama  
Deed Tax: \$3.00

\_\_\_\_\_  
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

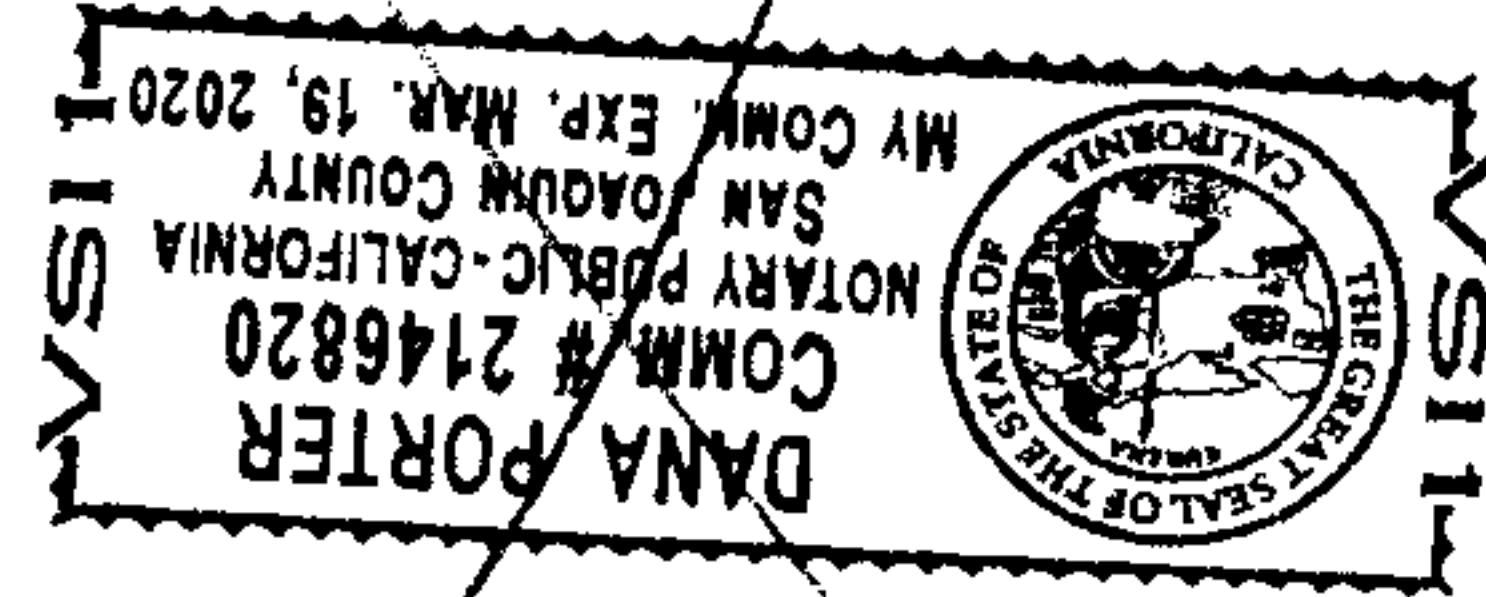
On July 29, 2016 before me, Dana Porter a Notary Public, personally appeared Karen Styles, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized 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.

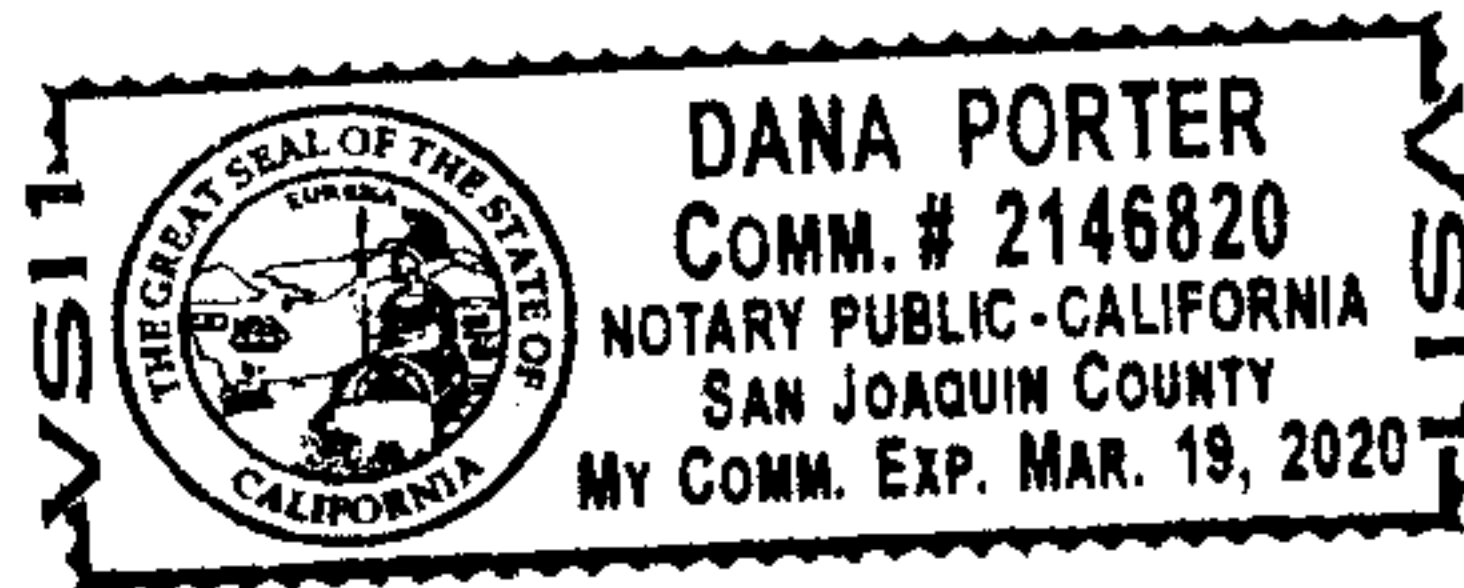
WITNESS my hand and official seal.

Signature: [Signature]

Name: Dana Porter  
(typed or printed)



(Seal)



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Shelby Cnty Judge of Probate, AL  
08/12/2016 10:35:36 AM FILED/CERT



# 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 P.O. Box 650043  
Dallas, TX 75265-0043

Grantee's Name Arvin S Brooks  
 Mailing Address 118 Ashford Lane  
Alabaster, AL 35007

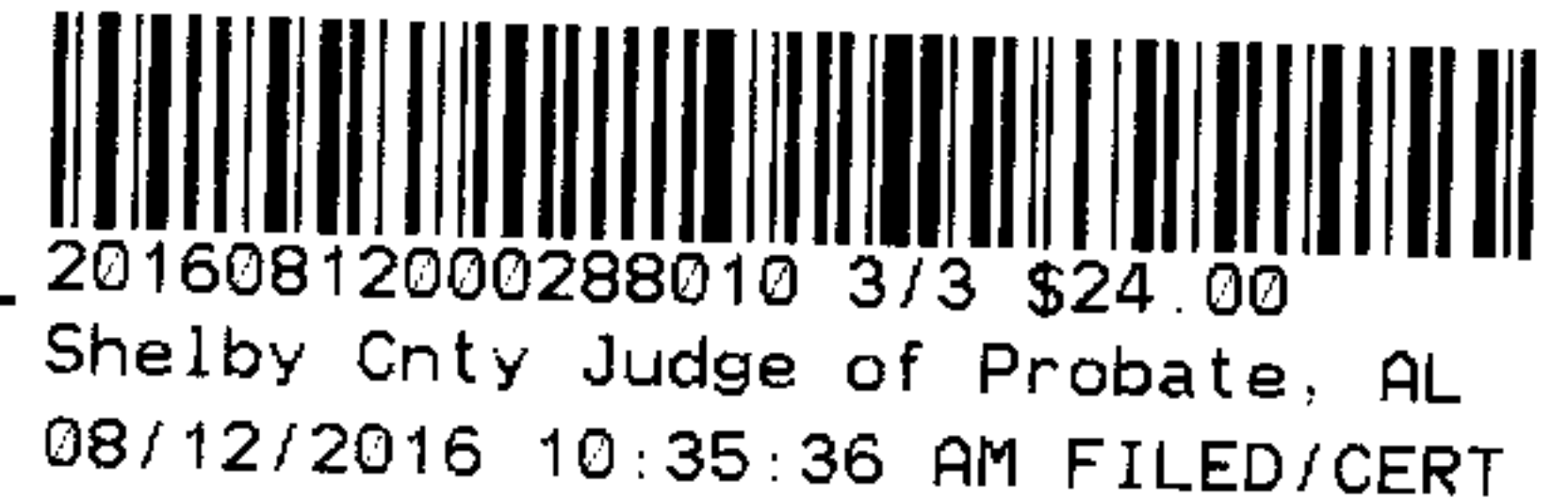
Property Address 118 Ashford Lane  
Alabaster AL 35007

Date of Sale 8/29/16  
 Total Purchase Price \$ 139,900.00  
 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



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 8/12/16

Print

Tanet E. Parson

☐ Unattested

Sign

Tanet E. Parson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one