

20160819000298400
08/19/2016 10:55:35 AM
DEEDS 1/3

State of Alabama

County of Shelby

Send Tax Notice to:

Juana Guerrero
107 Dale Dr.
Alabaster, AL 35007

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

Parcel 1: Commence at the Northeast corner of Fractional Section 12, Township 24 North, Range 12 East, Shelby County, Alabama and run thence North 64 degrees 10 minutes 30 seconds West along the North line of Section 12 a distance of 330.00 feet to a point; thence run South 00 degrees 16 minutes 30 seconds West a distance of 355.42 feet to a set rebar corner on the Southerly margin of Shelby County Road No. 19 and the point of beginning of the property being described; thence continue last described course a distance of 278.13 feet to a corner; thence run North 85 degrees 30 minutes 05 seconds East a distance of 258.91 feet to a property corner on the Southwesterly margin of said Highway 19; thence run North 44 degrees 36 minutes 55 seconds West along said margin of said highway, a distance of 43.42 feet to a corner; thence continue along said margin of said highway North 45 degrees 57 minutes 54 seconds West a distance of 238.69 feet to a corner; thence continue along said margin of said highway North 42 degrees 11 minutes 48 seconds West, a distance of 81.32 feet to the point of beginning. According to the survey of S.M. Allen, dated June 2, 2006

SUBJECT TO STATUTORY RIGHTS OF REDEMPTION EXISTING BY VIRTUE OF THAT CERTAIN FORECLOSURE DEED RECORDED IN INSTRUMENT NUMBER 20160629000226670 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 Juana Guerrero. 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 9th day of August, 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 Rachel Jarrett (SEAL)
Rachel Jarrett
Assistant Vice President

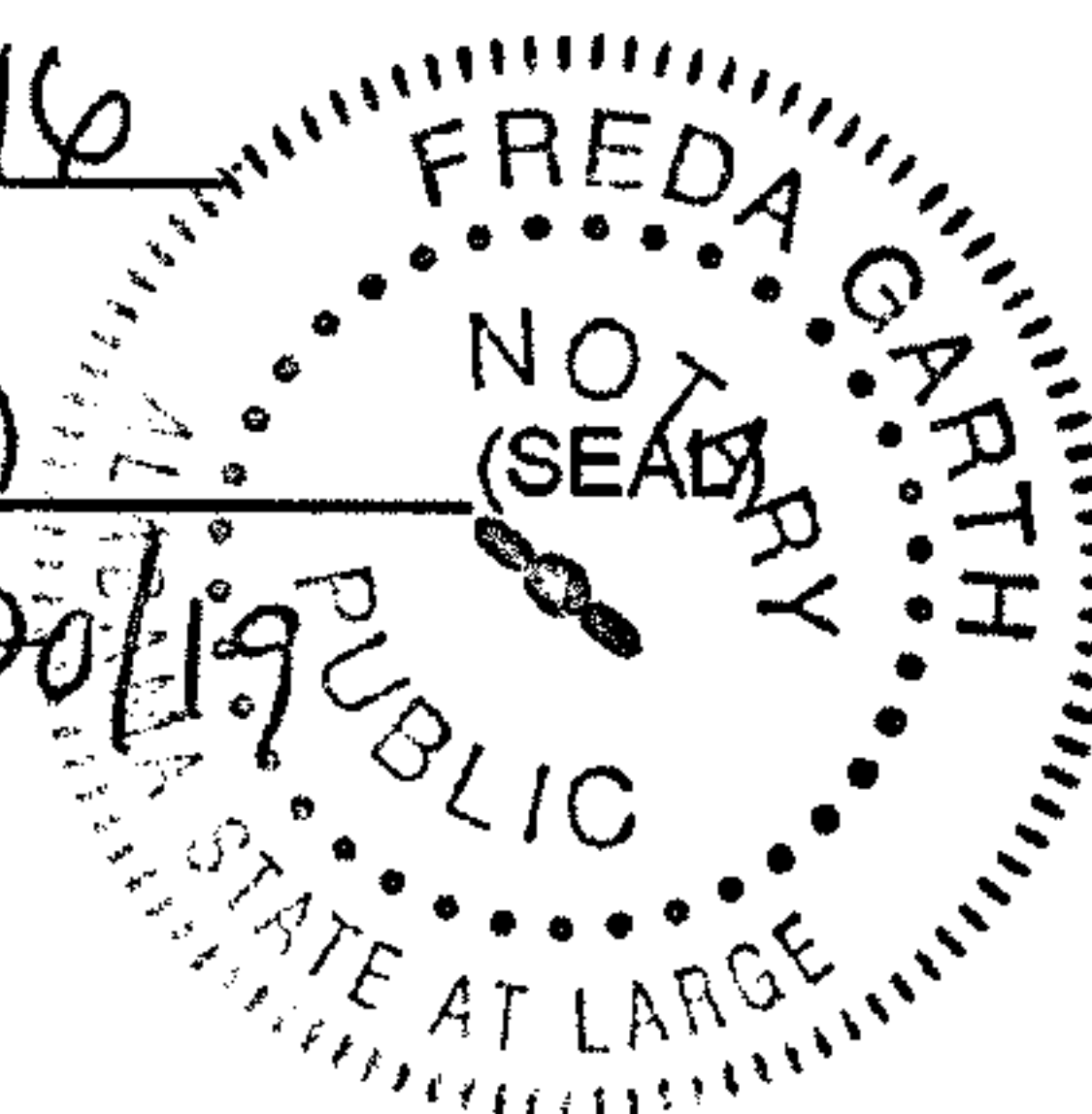
State of Alabama)
 :
County of Madison)

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that before me, Rachel Jarrett, 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 9th day of August 2016

Notary Public:

My Commission Expires: 8/20/19



POA recorded in Shelby, Alabama Probate Records.

This instrument was prepared by:
STEPHENS MILLIRONS, P.C
Rachel Jarrett
120 Seven Cedars Drive, Huntsville, AL 35802
Re: 235 Hwy 19, Montevallo, AL 35115

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	Federal National Mortgage Association	Grantee's Name	Juana Guerrero
Mailing Address	14221 Dallas Parkway, Suite 1000, Asset # A160BG5 Dallas, TX 75254	Mailing Address	107 Dale Dr. Alabaster, AL 35007
Property Address	235 Hwy 19 Montevallo, AL 35115	Date of Sale	August 12 th , 2016
		Total Purchase Price	\$30,000.00
		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	☐ 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 - 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 8-9-2016

Unattested

(verified by)

Print Federal National Mortgage Association

Sign Rachael Guerrero
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/19/2016 10:55:35 AM
\$51.00 CHERRY
20160819000298400

[Signature]

Form RT-1