

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

SEND TAX NOTICE TO:
Beverly R. Evans
217 Belvedere Dr.
Birmingham AL 35242

SPECIAL WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TWO HUNDRED FORTY ONE THOUSAND DOLLARS AND 00/100 (\$241,000.00), 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, *Beverly R. Evans* 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 33, according to the survey of Villas Belvedere, as recorded in Map Book 29, Page 27, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to taxes for 20 16 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$ 192,800.00 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 7th day of September, 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.

Notary Public
My Commission Expires:



20160927000354610 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
09/27/2016 02:22:54 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.

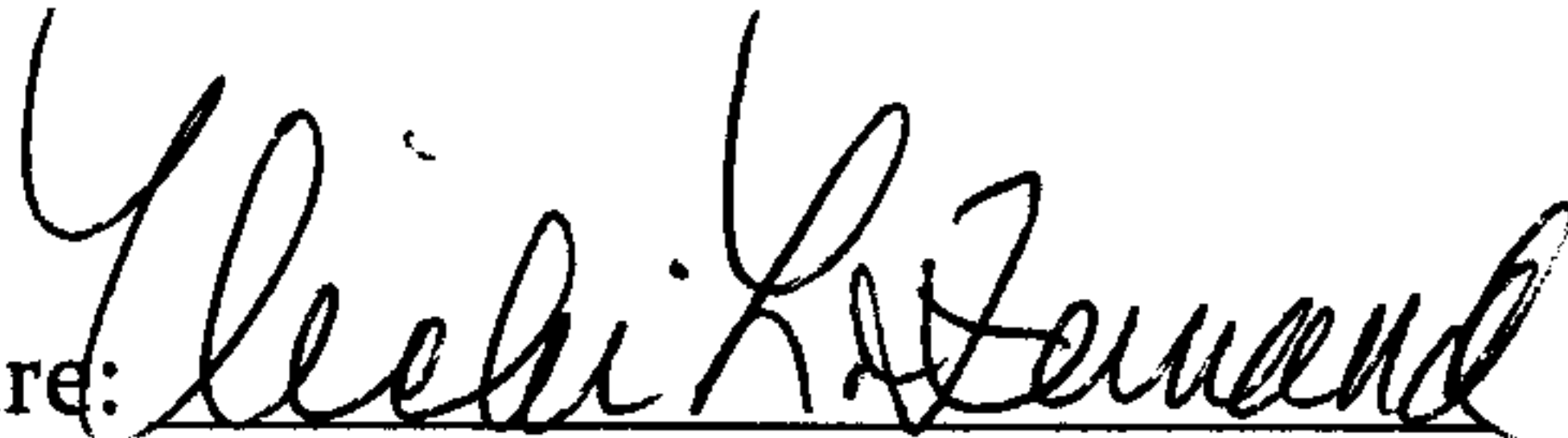
State of California)
County of San Joaquin)

On 9-7-2016 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.

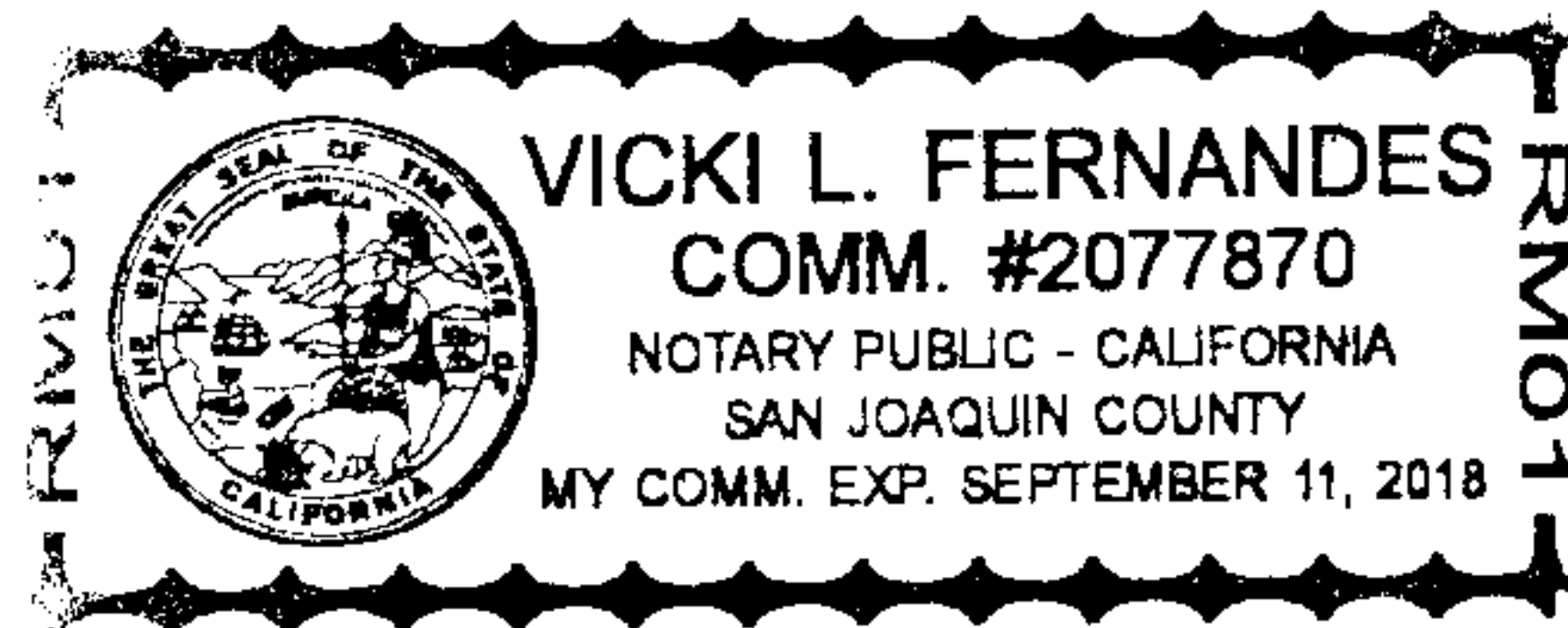
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.


WITNESS my hand and official seal.

Signature:



Name: Vicki L. Fernandes




20160927000354610 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
09/27/2016 02:22:54 PM 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 aka Federal National
Mortgage Association
Mailing Address 14221 Dallas Parkway, Suite 1000
Dallas, TX 75254

Property Address 217 Belvedere Dr.
Birmingham, AL 35242

Grantee's Name Beverly R. Evans
Mailing Address 217 Belvedere Dr
Birmingham AL 35242

Date of Sale September 27, 2016
Total Purchase Price \$241,000.00
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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 September 27, 2016

Print Fannie Mae aka Federal National Mortgage
Association

Unattested

(verified by)

Sign

Beverly R. Evans

(Grantor/Grantee/Owner/Agent) circle one

20160927000354610 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
09/27/2016 02:22:54 PM FILED/CERT

Form RT-1