

This instrument prepared by:
Kerry P. McInerney
Sirote & Permutt, P.C.
P.O. Box 55727
Birmingham, Alabama 35255

Send Tax Notice to:
Thomas Stanbury, Jr.
146 Cedar Bend Drive
Helena, Alabama 35080

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY
AND WITH LEGAL DESCRIPTION PROVIDED BY GRANTOR. NO
REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL
DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

STATE OF ALABAMA)
)
SHELBY COUNTY) **QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Eighty Thousand and 00/100 Dollars (\$80,000.00) and other good and valuable consideration in hand paid to **Federal National Mortgage Association**, (hereinafter called "Grantor"), the receipt whereof is hereby acknowledged, the Grantor, hereby RELEASES, QUITCLAIMS, SELLS, AND CONVEYS to **Thomas Stanbury, Jr.** (hereinafter called the "Grantee"), all of the Grantor's right, title, interest, and claim in or to the following described real estate, situated in Jefferson County, Alabama, to wit:

Lot 8, in Block 2, according to the Survey of Cedar Ben, Phase 2, as recorded in Map Book 20, Page 19, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Also known as 146 Cedar Bend Drive, Helena, Alabama 35080

TO HAVE AND TO HOLD to said Grantee forever on this the 17 day of Nov, 2016.

**FEDERAL NATIONAL MORTGAGE
ASSOCIATION**

By: [Signature] AVP


Its: OPM AVP


STATE OF Texas)
)
Dallas COUNTY) **ACKNOWLEDGMENT**

I, Derisa Hollins, a Notary Public in and for said County, in said State, hereby certify that John Whitehead, who name as OPM AVP of **Federal National Mortgage Association** 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 this conveyance, he/she, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 17th day of November 2016.




Notary Public
My Commission Expires: 4-5-19


20170109000007270 2/3 \$101.00
Shelby Cnty Judge of Probate: AL
01/09/2017 03:18:35 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 Federal National Mtg
Mailing Address C/O Sirote
P.O. Box 55727
Bham 35255

Grantee's Name Thomas Stanbury
Mailing Address 146 Cedar Bend Dr.
Helena 35080

Property Address 146 Cedar Bend Dr.
Helena AL 35080

Date of Sale 11/17/14
Total Purchase Price \$ 80,000

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



20170109000007270 3/3 \$101.00
Shelby Cnty Judge of Probate, AL
01/09/2017 03:18:35 PM FILED/CERT

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 1-9-17

Unattested

(verified by)

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1