

STATE OF ALABAMA

COUNTY OF SHELBY

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SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, to the undersigned Fannie Mae A/K/A Federal National Mortgage Association, 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254, herein referred to as GRANTOR, by Charles N. Gullion, Jr. Personal Representative for the Estate of Genevieve S. Gullion, herein referred to as GRANTEE, the receipt whereof is hereby acknowledged, GRANTOR does hereby grant, bargain, sell and convey unto GRANTEE the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 15, according to the Survey of Meadow Brook Cluster Homes, First Sector, as recorded in Map Book 13, Page 20, in the Probate Office of Shelby County, Alabama.

Tax ID#: 10 1 01 0 002 015.000

515 Meadow Ridge Cir, Birmingham, AL 35242

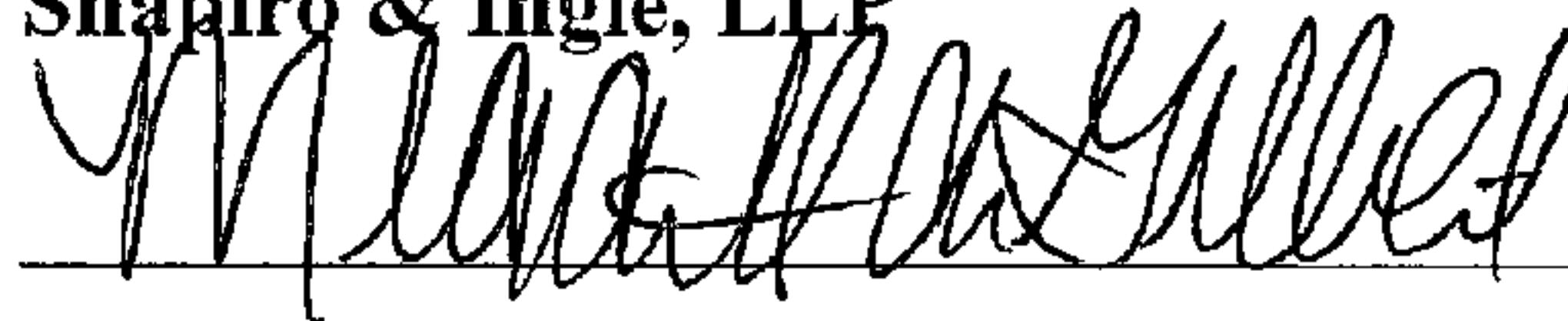
Together with all and singular the tenements, hereditaments, and appurtenances, thereto or in any wise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, dower and the right of dower, property, possession, claim and demand whatsoever, as well in law as in equity of the said Grantor, of, in, and to the same and every part or parcel thereof, with the appurtenances.

This conveyance is subject to outstanding ad valorem taxes, restrictive covenants, rights of way, easement and reservations of record that apply to the hereinabove described real property as well as those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated June 13, 2016 and recorded in Deed Instrument #: 20160613000203040, in the Office of the Judge of Probate of SHELBY County, Alabama.

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances, unto the said GRANTEE, heirs and assigns forever. GRANTOR does covenant with the said GRANTEE that it has not in any way encumbered or otherwise placed any lien upon the premises during its ownership thereof.

IN WITNESS WHEREOF, GRANTOR has hereunto set its hand and seal by its duly authorized officer on this 16th day of February, 2017.

Fannie Mae A/K/A Federal National Mortgage Association, by and through its attorney in fact
Shapiro & Ingle, LLP



By: Megan Hawn Gilbert Authorized Signatory

STATE OF NORTH CAROLINA

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COUNTY OF MECKLENBERG

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On this 16th day of February, 2017, before me, the undersigned Notary Public, personally appeared Erin L. Roberts personally known to me to be, an Authorized Signatory of Shapiro & Ingle, LLP and being by me duly sworn and known to me to be the person who executed the within instrument on behalf of said Shapiro & Ingle, LLP, a company that executed and whose name is subscribed to the within instrument as the attorney-in-fact for Fannie Mae A/K/A Federal National Mortgage Association and acknowledged to me that he/she subscribed the name of Fannie Mae A/K/A Federal National Mortgage Association thereto as principal and the name of Shapiro & Ingle, LLP as attorney-in-fact for said Fannie Mae A/K/A Federal National Mortgage Association and that said Company executed the same as such attorney in fact and that the authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of Probate Court, County of Montgomery, State of Alabama, on the Twenty-sixth day of December, 2016, RLPY Book 4915, Page 443.



Notary Public

My Commission Expires _____

ALICIA J. KIM
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires August 13, 2020

THIS INSTRUMENT PREPARED BY:

Shapiro & Ingle, LLP

Attorneys at Law

10130 Perimeter Parkway, Suite 400

Charlotte, NC 28216



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/17/2017 02:22:39 PM
\$203.00 CHARITY
20170217000057980

20170217000057980 02/17/2017 02:22:39 PM DEEDS 3/3

[Signature]

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	<u>Fannie Mae a/k/a Federal</u>	Grantee's Name	<u>Charles N. Gullion, Jr. Personal</u>
Mailing Address	<u>National Mortgage Association</u>	Mailing Address	<u>Representative for the Estate of</u>
	<u>14221 Dallas Parkway, Suite 1000</u>		<u>Genevieve S. Gullion</u>
	<u>Dallas, TX 75254</u>		<u>Property address</u>
Property Address	<u>515 Meadow Ridge Cir</u>	Date of Sale	<u>2/17/2017</u>
	<u>Birmingham, AL 35242</u>	Total Purchase Price	<u>\$ 182,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 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 2/16/2017

Print Alicia Kim

☐ Unattested

Sign *[Signature]*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1