

20170323000097820  
03/23/2017 03:18:28 PM  
DEEDS 1/4

This document prepared by:  
Shannon E. Price, Esq  
Kudulis, Reisinger & Price, LLC  
PO Box 653  
Birmingham, AL 35201

Record and Return to:  
Rufus Lawhorn Jr.  
2607 Bridlewood Circle  
Helena, AL 35080

STATE OF ALABAMA  
COUNTY OF JEFFERSON

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into on this 22 day of March, 2017, by and between 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, hereinafter referred to as Grantor and Rufu Lawhorn Jr., 2607 Bridlewood Circle, Helena, AL 35080, hereinafter referred to as Grantee.

WTNESSETH: That the said Grantor, for and in consideration of the sum of One Hundred Fifty-Six Thousand Five Hundred and 00/100 (\$156,500.00) Dollars, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm un to the said Grantee following described real estate located in Shelby County, Alabama:

LOT 4, ACCORDING TO THE SURVEY OF DEARING DOWNS, 12TH ADDITION, 2ND PHASE, AS RECORDED IN MAP BOOK 16, PAGE 17, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

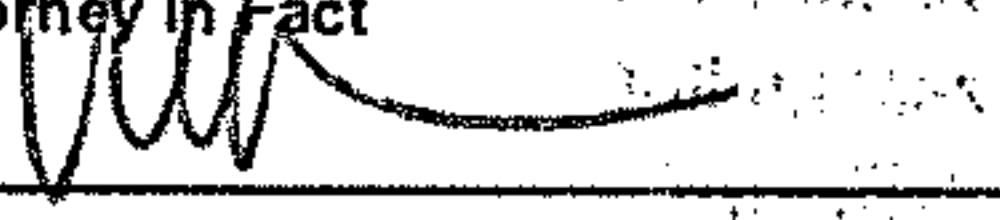
TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

Grantor is exempt from all taxation imposed by any state, county, municipality or local taxing authority, except for real property taxes.

Thus, Grantor is exempt from any and all transfer taxes, See, 12 U.S.C 1723a (c)(2).

IN WITNESS WHEREOF, the said Grantor have hereunto set their hands and seals on this the day and year acknowledged below.

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

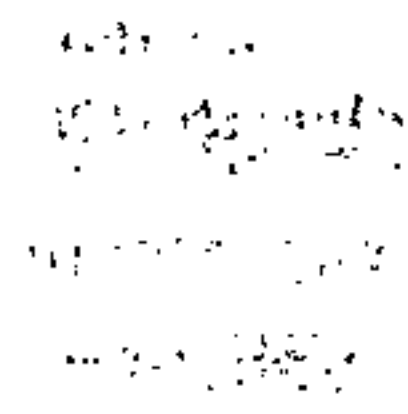
By:   
Name: **Karen Sayles**  
Its: **Vice President**

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I, the undersigned, a Notary Public in and for said county and state, hereby certify that \_\_\_\_\_, whose name as \_\_\_\_\_ of Fannie Mae AKA Federal National Mortgage Association, is signed to the foregoing conveyance, and ho is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she as such office and with full authority, executed the same voluntarily for and as the act of said agency.

Given under my hand and official seal this \_\_\_\_\_ day of March, 2017.

\_\_\_\_\_  
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

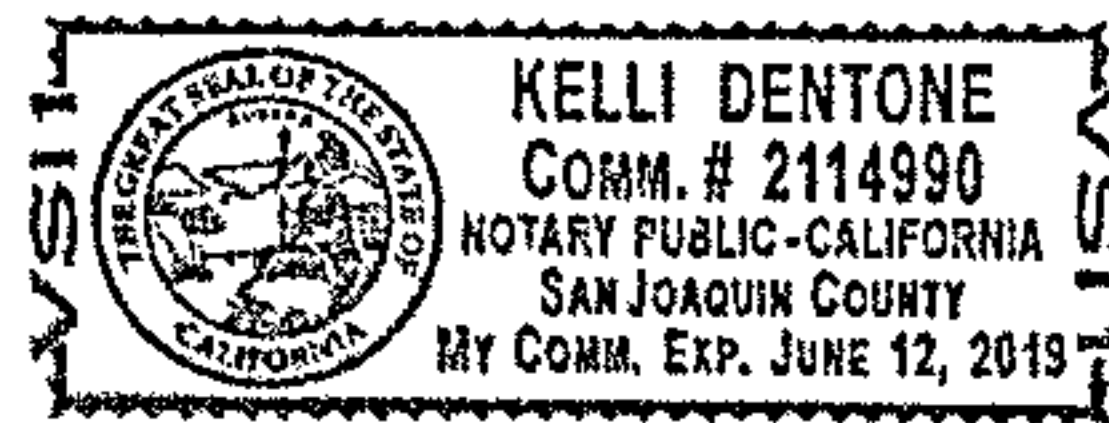
On the 3/8/17 before me, Kelli Dentone a Notary Public, personally appeared Karen Sayles, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized 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: Kelli Dentone  
(Typed or Printed)



(Seal)

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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 PO Box 650043 Dallas, TX 75265-0043  
Property Address 2607 Bridlewood Circle Helena, AL 35080  
Grantee's Name Rufus Lawhorn Jr  
Mailing Address 2607 Bridlewood Circle Helena, AL 35080  
Date of Sale March 22, 2017  
Total Purchase Price \$156,500.00  
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  
X 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 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 March 22, 2017

Unattested

(verified by)

Print Fannie Mae AKA Federal National Mortgage Association  
Sign (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/23/2017 03:18:28 PM  
\$25.00 CHERRY  
20170323000097820

(Handwritten signature)