

This document prepared by:

Shannon E. Price, Esq
Kudulis, Reisinger & Price, LLC
PO Box 653
Birmingham, AL 35201

20170612000205320
06/12/2017 10:05:11 AM
DEEDS 1/4

Record and Return to:
Paul Grisar
3147 Westover Rd
Sterrett, Al 35147

STATE OF ALABAMA
COUNTY OF SHELBY

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into on this 7TH day of June, 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 Paul Grisar, 3147 Westover Rd Sterrett, Al 35147, hereinafter referred to as Grantee.

WTNESSETH: That the said Grantor, for and in consideration of the sum of Fourty one thousand five hundred and 00/100 (\$41,500.00) 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:

FROM THE SW CORNER OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 1 EAST, RUN EASTWARDLY ALONG THE SOUTH LINE OF SAID SECTION 23 A DISTANCE OF 330.16 FEET; THENCE LEFT 88 DEG. 12 MIN, A DISTANCE OF 516.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE IN A STRAIGHT LINE A DISTANCE OF 357.87 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF U. S. HIGHWAY NO. 280; THENCE RIGHT 61 DEG. 16 MIN. ALONG THE SOUTH RIGHT-OF-WAY LINE, OF SAID U. S. HIGHWAY NO, 280 A DISTANCE OF 56.68 FEET; THENCE RIGHT 80 DEG. 12 MIN. A DISTANCE OF 318.19 FEET; THENCE RIGHT 100 DEG. 09 MIN. A DISTANCE OF 284.71 FEET TO THE POINT OF BEGINNING OF PROPERTY HEREIN DESCRIBED.

Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$49,800.00 for a period of 3 month(s) from the date of the recording of the deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than \$49,800.00 for a period of 3 month(s) from the date of the recording of this deed. These restrictions shall run with the land are not personal to grantee.

This restriction shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or deed of trust.

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


Karen Sayles
Vice President

STATE OF CALIFORNIA
COUNTY OF _____

I, the undersigned, a Notary Public in and for said county and state, hereby certify that _____, whose name as Attorney in Fact for 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 Attorney in Fact 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 May, 2017.

See attached

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)

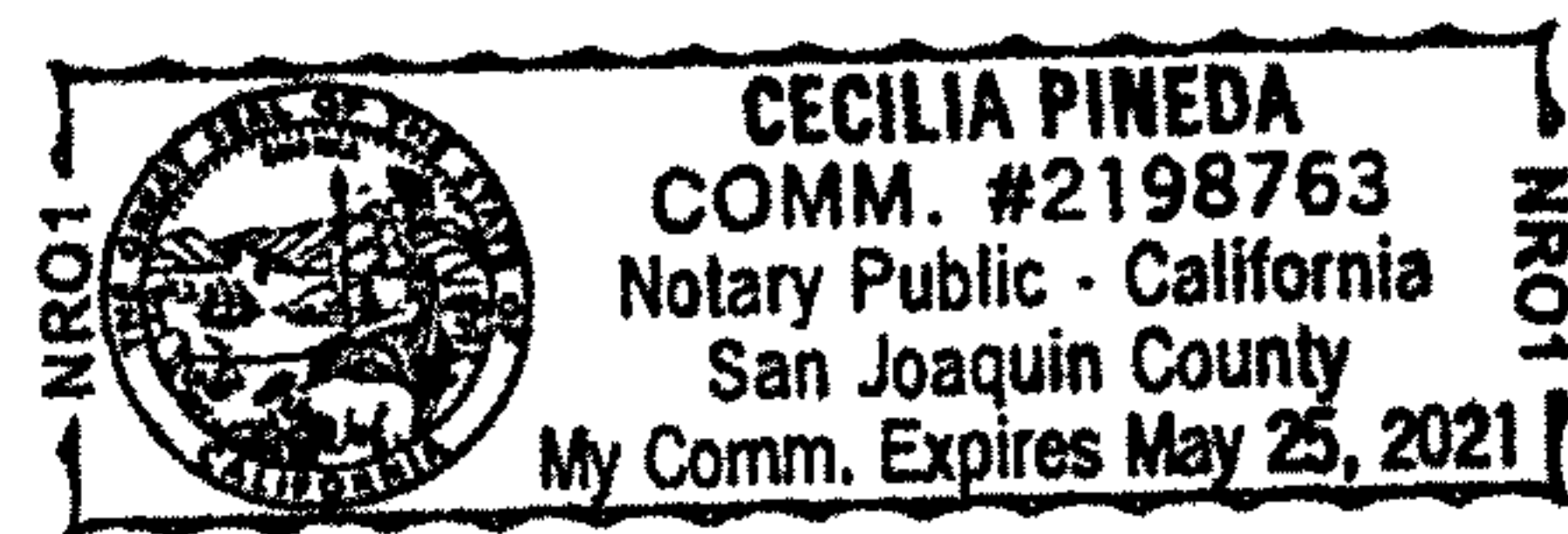
On 6/7/2017 before me, Cecilia Pineda, a Notary Public, personally appeared Karen Sayles, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized 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: Cecilia Pineda

(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 14221 Dallas Parkway, Suite 1000
Dallas, AL 75254
Property Address 3147 Westover Rd.
Sterrett, AL 35147

Grantee's Name Paul Grisar
Mailing Address 1100 Mountain Oak Dr
Hoover, AL 35226
Date of Sale June 09, 2017
Total Purchase Price \$41,500.00
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 Appraisal
 x 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 June 08, 2017

William Paul Grisar
Print Fannie Mae AKA Federal National Mortgage
Association

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

 Unattested

[Signature]
(verified by)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/12/2017 10:05:11 AM
\$65.50 CHERRY
20170612000205320

[Signature]

Form RT-1