

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

SEND TAX NOTICE TO:  
Andrew Coufal  
180 Waterford Lake Dr  
Calera AL 35040

**SPECIAL WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA)  
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of NINETY SEVEN THOUSAND DOLLARS AND 00/100 (\$97,000.00), 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, *Andrew Coufal and Sarah Coufal* 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 925, according to a survey of Waterford Townhomes, Sector 2, as recorded in Map Book 38, Page 42, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 2017 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$ 94,090.00 of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

**TO HAVE AND TO HOLD** Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, we have hereunto set our hands and seal this 11th day of July, 2017.

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

By:  
Name:  
Its:

**Karen Sayles**  
**Vice President**

STATE OF \_\_\_\_\_  
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 April, 2017.

*See attached.*

Notary Public  
My Commission Expires:

Shelby County, AL 07/17/2017  
State of Alabama  
Deed Tax: \$3.00

20170717000254030 1/3 \$24.00  
Shelby Cnty Judge of Probate, AL  
07/17/2017 11:03:48 AM 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)

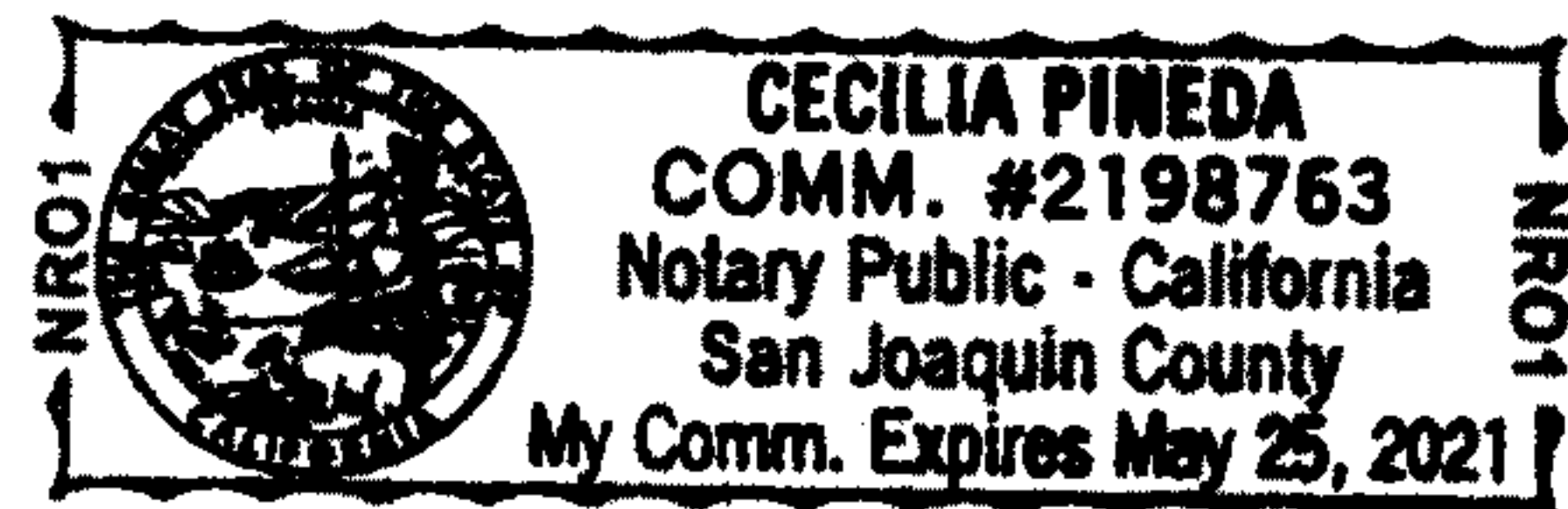
On 7/11/2017 before me, Cecilia Pineda, a Notary Public, personally appeared Karen Sayles, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized 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)

  
20170717000254030 2/3 \$24.00  
Shelby Cnty Judge of Probate, AL  
07/17/2017 11:03:48 AM 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 By Old  
Republic Title Company, a California  
Corporation, Its Attorney In Fact

Mailing Address 1234 Main Stret  
Wilmington, DE 10001

Property Address 180 Waterford Lake Dr.  
Calera, AL 35040

Grantee's Name Andrew Coufal  
Sarah Coufal

Mailing Address 180 Waterford Lake Dr  
Calera AL 35040

Date of Sale July 14, 2017  
Total Purchase Price \$97,000.00

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 July 14, 2017

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

Unattested

Sign m-lg T. Alchun  
Agent

Form RT-1

