

NO TITLE OPINION REQUESTED, NONE RENDERED.

Prepared by:

Shannon E. Price, Esq.

Kudulis, Reisinger & Price, LLC

P.O. Box 653

Birmingham, AL 35201

Send Tax Notice To:

Furman Curry Evans

102 Brook Highland Cove

Birmingham, AL 35242

20171003000360320

10/03/2017 01:08:11 PM

DEEDS 1/3

**CORPORATE STATUTORY  
WARRANTY DEED**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of Two Hundred Thousand Dollars and No Cents (\$200,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, and other good and valuable consideration, to the undersigned Fannie Mae AKA Federal National Mortgage Association, whose mailing address is P. O. Box 650043, Dallas, TX 75265-0043, (herein referred to as Grantor), by Furman Curry Evans, whose mailing address is 102 Brook Highland Cove, Birmingham, AL 35242, (herein referred to as Grantee), in fee simple, the following described real estate, situated in Shelby County, Alabama, the address of which is 112 Meadow Croft Circle, Birmingham, AL 35242; to-wit:

LOT 12 IN MEADOWBROOK TOWNHOMES AS SHOWN IN THE RECORDED MAP 10 PAGE 2 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA..

\$196,377.00 of the Purchase Price is being paid by a Mortgage being recorded simultaneously herewith.

This conveyance is subject to outstanding ad valorem taxes, statutory rights of redemption, restrictive covenants, rights of way, easement and reservations of record that apply to the herein above described real property.

AND THE GRANTOR DOES HEREBY COVENANT with the Grantee, except as above noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through or under it, but against none other.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 27 day of

September 2017

FANNIE MAE AKA FEDERAL NATIONAL  
MORTGAGE ASSOCIATION By Old Republic Title  
Company, a California Corporation Its Attorney in  
Fact

By: [Signature]

Its: Karen Sayles

Vice President

State of Alabama

County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that  
By: \_\_\_\_\_ whose name as  
Its: \_\_\_\_\_ of Fannie Mae AKA 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 the conveyance he/she/they executed the same voluntarily  
for and as the act of said corporation.

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

Notary Public, State of Alabama

Printed Name of Notary

My Commission Expires: \_\_\_\_\_

*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)

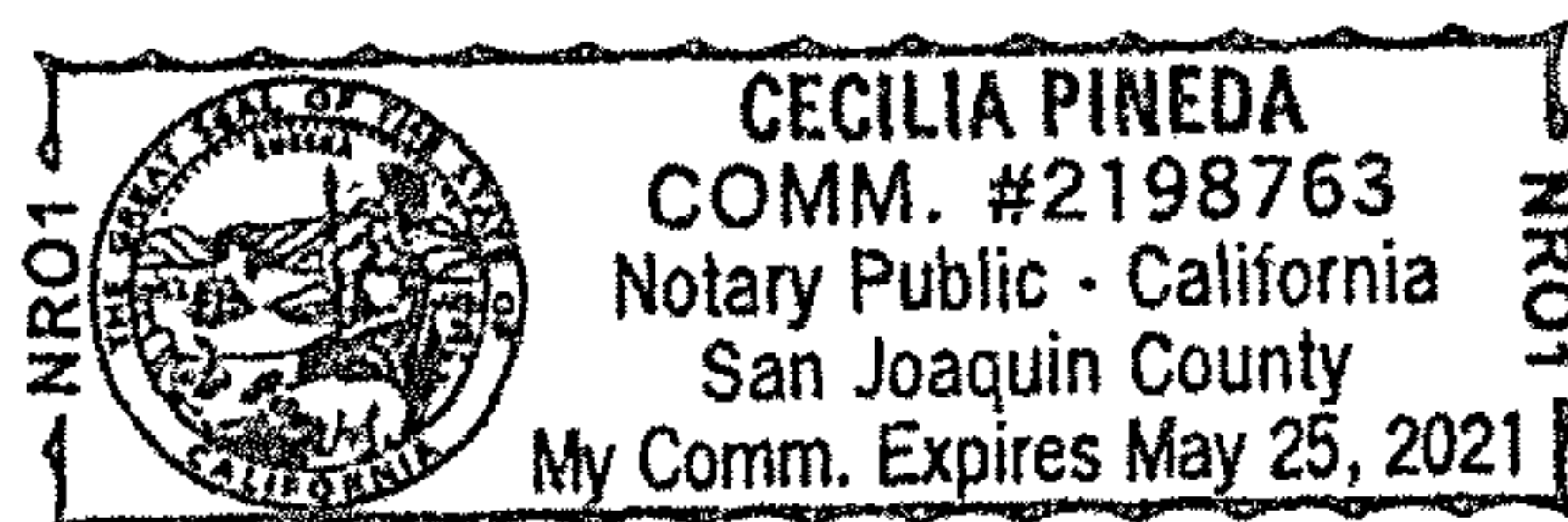
On 9/27/2017 before me, Cecilia Pineda, a Notary Public, personally appeared Karen Sayles, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized 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)



# 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, TX 75254  
Property Address 112 Meadow Croft Circle  
Birmingham, AL 35242

Grantee's Name Furman Curry Evans  
Mailing Address 102 Brook Highland Cove  
Birmingham, AL 35242

Date of Sale September 29, 2017  
Total Purchase Price \$200,000.00  
or  
Actual Value \_\_\_\_\_

**20171003000360320 10/03/2017 01:08:11 PM DEEDS 3/3** 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  
☒ 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 September 28, 2017

Print William S. Cook  
Fannie Mae AKA Federal National Mortgage Association  
Sign \_\_\_\_\_  
(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  
10/03/2017 01:08:11 PM  
\$25.00 CHERRY  
20171003000360320

[Signature]

Form RT-1