

This instrument prepared by:  
Jeff G. Underwood, Attorney  
Sirote & Permutt, P.C.  
2311 Highland Avenue South  
Birmingham, Alabama 35205

Send Tax Notice to:  
Esperanza Garcia Rivera

389 Shades Crest Road  
Hoover AL 35226

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Twenty-Seven Thousand And 00/100 (\$27,000.00) to the undersigned, Fannie Mae aka Federal National Mortgage Association, by and through Sirote & Permutt, P.C., as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Esperanza Garcia Rivera, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the SW 1/4 of NE 1/4 of Section 3, Township 24, Range 12 East, more particularly described as follows: Beginning at a point where the Eastern boundary of said SW 1/4 of NE 1/4 intersects with the Southern boundary of the Montevallo-Calera highway right of way, this point being 650.12 feet North of the southeast corner of said forty; thence run in a Westerly direction along the south right of way line of said highway, 150 feet to point of beginning of lot herein described; thence continue in a Westerly direction along said highway right of way 100 feet; thence in a Southerly direction parallel with the East line of said forty 175 feet; thence in an Easterly direction parallel with South right of way line of said highway 100 feet; thence in a Northerly direction parallel with East line of said forty 175 feet to point of beginning, Situated in Shelby County, Alabama. Less and Except that part conveyed to State of Alabama by deed in Book 390, Page 944.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
3. Easements, reservations, restrictions, protective covenants, rights of way, conditions and building setback lines of record, if any.
4. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. 20170531000190280, 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 Unto the said Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 7th day of November, 2017.

Fannie Mae aka Federal National Mortgage Association  
By and through Sirote & Permutt, P.C., as Attorney in Fact

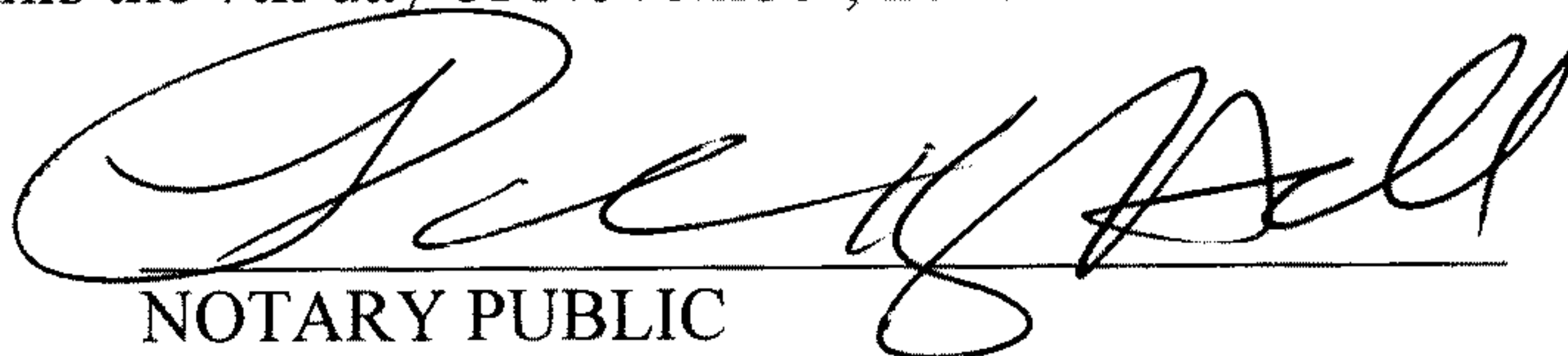
By:   
Its Attorney

STATE OF ALABAMA

COUNTY OF JEFFERSON


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeff G. Underwood, whose name as Attorney of Sirote & Permutt, P.C., as Attorney in Fact for 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, as such attorney and with full authority, executed the same voluntarily for and as the act of said association, acting in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 7th day of November, 2017.

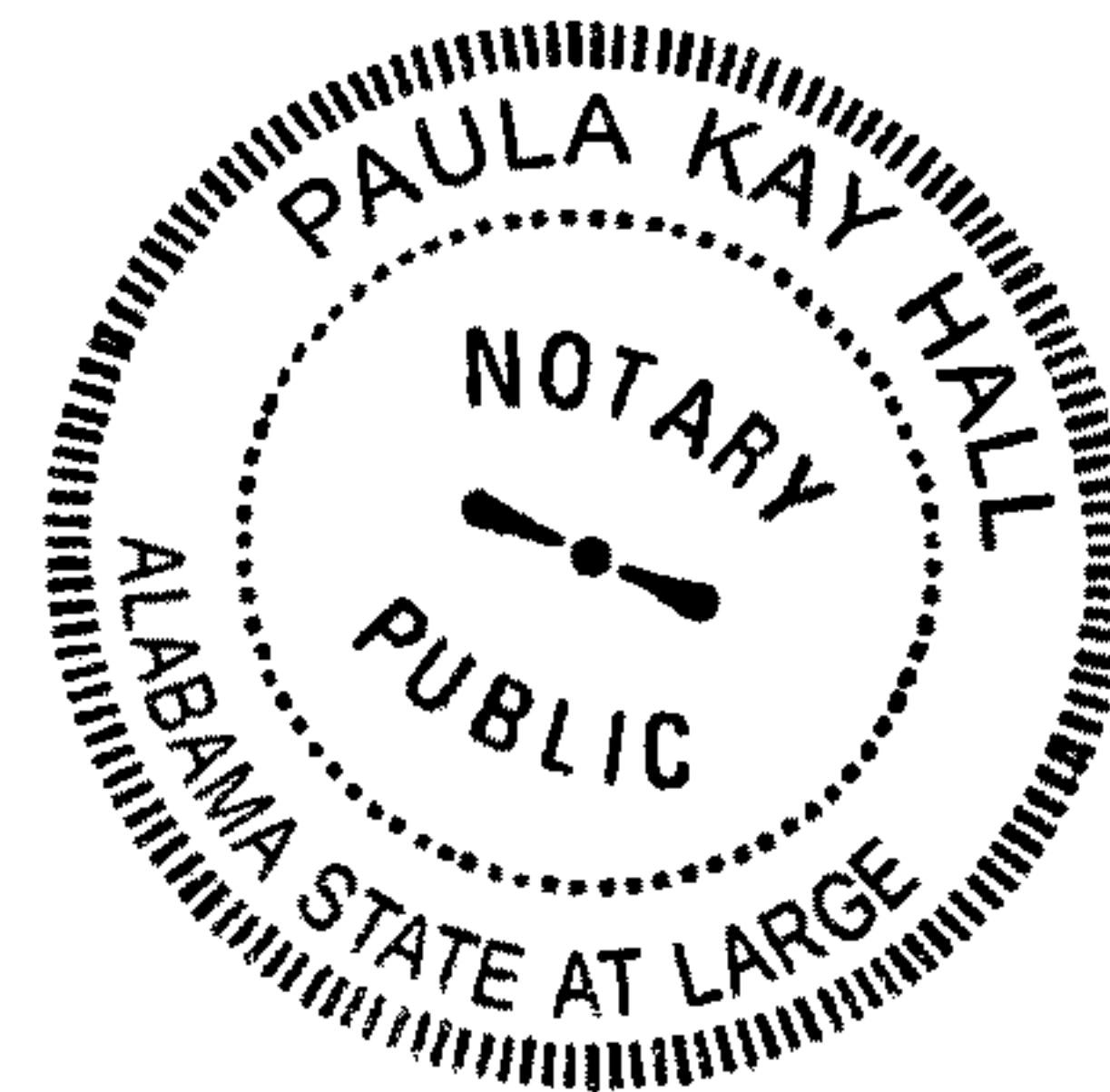
  
NOTARY PUBLIC  
My Commission Expires: 7-19-2020  
AFFIX SEAL

2017-000937

A1705TY

  
20171109000407550 2/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
11/09/2017 04:11:08 PM FILED/CERT

Seller's Address:  
Fannie Mae  
PO Box 650043  
Dallas, TX 75265-0043



# 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 Fannie Mae aka Federal National  
Mortgage Association, 14221  
Dallas Parkway, Suite  
1000  
Dallas, TX 75254

Grantee's Name Esperanza Garcia Rivera  
Mailing Address 389 Shades Crest Rd  
Hoover AL 35226

Property Address 4742 Hwy 25  
Montevallo, AL 35115

Date of Sale 11/09/2017  
Total Purchase Price \$27,000.00  
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)

☐ Bill of Sale  
☒ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other



20171109000407550 3/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
11/09/2017 04:11:08 PM FILED/CERT

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 11/09/2017

☐ Unattested

(verified by)

Print

Esperanza Garcia Rivera

Sign

(Grantor/Grantee/Owner/Agent) circle one