

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

Send Tax Notice to:
Brian Houston Waldrop

4231 Hwy 57
Vincent AL 35178

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Sixty Thousand And 00/100 (\$160,000.00) to the undersigned, Fannie Mac 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 Brian Houston Waldrop, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Real property in the City of Vincent, County of Shelby, State of Alabama, described as follows: A parcel of land in the Southeast Quarter of the Southwest Quarter of Section 11, Township 18 South, Range 2 East, Huntsville Meridian, Shelby County, Alabama, more particularly described as follows: Commencing at the Southwest corner of the Southeast Quarter of Southwest Quarter of Section 11, Township 18 South, Range 2 East, Huntsville Meridian, Shelby County, Alabama; thence run North 0 degrees 32 minutes 50 seconds West along the west line of said Southeast Quarter of the Southwest Quarter, a distance of 1069.89 feet to a point; thence run North 86 degrees 35 minutes 31 seconds East a distance of 346.69 feet to a point, said point being the Point of Beginning; thence continue North 86 degrees 35 minutes 31 seconds East a distance of 492.65 feet to a point on the westerly right of way line of Shelby County Road #57; thence run South 10 degrees 27 minutes 17 seconds West along the said westerly right of way line, a distance of 230.00 feet to a point; thence run North 83 degrees 51 minutes 38 seconds West a distance of 447.89 feet; thence run North 1 degree 48 minutes 52 seconds West a distance of 149.05 feet to the Point of Beginning.

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. Easement recorded in Instrument No. 1992-27937.
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. 20170428000147270, in the Probate Office of Shelby County, Alabama.

\$ 157,102.⁰⁰ of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

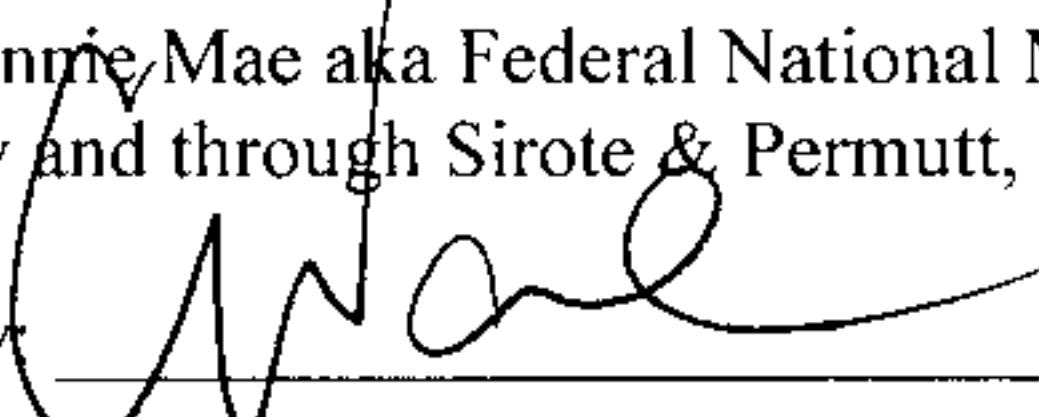
This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.



20171128000427080 1/3 \$22.00
Shelby Cnty Judge of Probate: AL
11/28/2017 03:42:45 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 20th day of November, 2017.

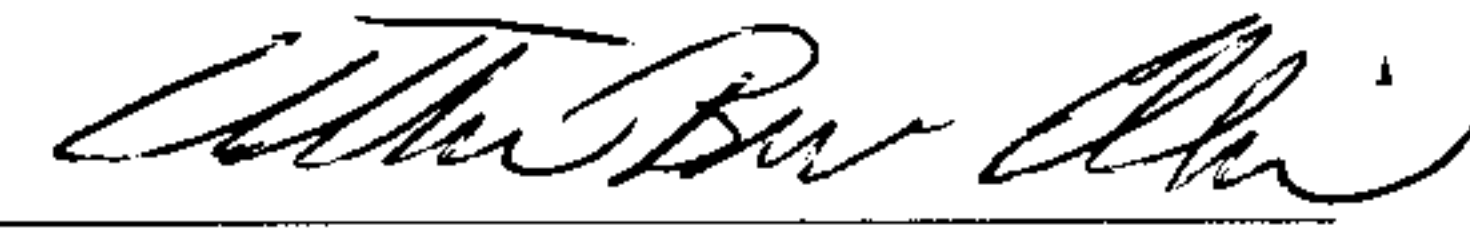
Fannie Mae aka Federal National Mortgage Association
By and through Sirote & Permutt, P.C., as Attorney in Fact
By 
Its Attorney

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Caroline E. Walker, 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, her, 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 20th day of November, 2017.

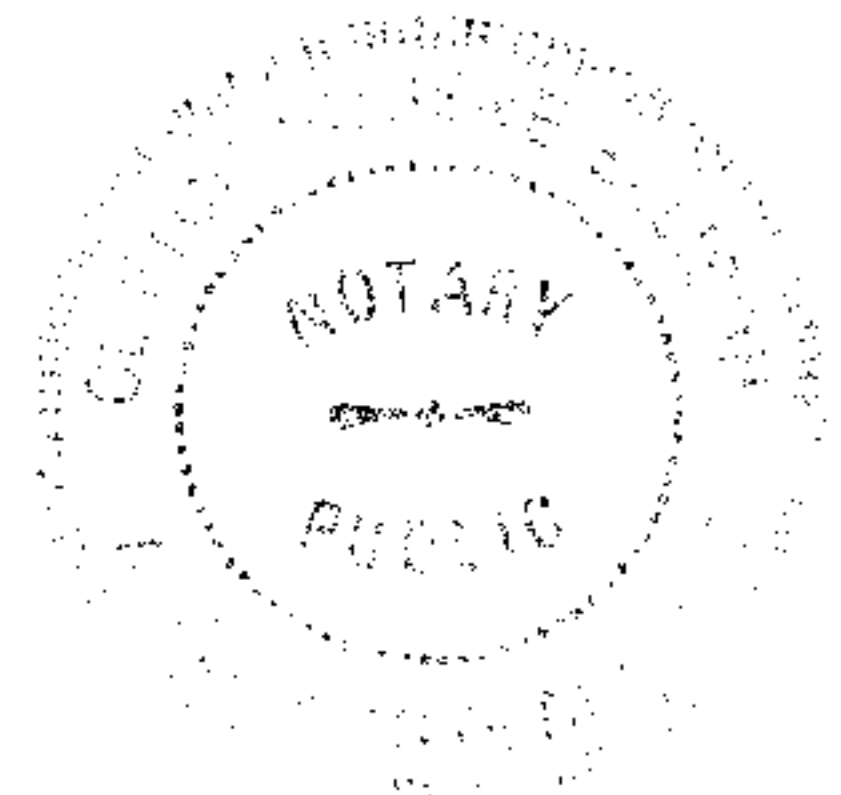

NOTARY PUBLIC
My Commission Expires:
AFFIX SEAL


2017-000466

MY COMMISSION EXPIRES 02/14/2021

A1704VV

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




20171128000427080 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
11/28/2017 03:42:45 PM 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
 Mailing Address Fannie Mae aka Federal National Mortgage Association, 14221 Dallas Parkway, Suite 1000
Dallas, TX 75254

Grantee's Name Brian Houston Waldrop
 Mailing Address 4231 Hwy 57
Vincent, AL 35178

Property Address 4231 Hwy 57
Vincent, AL 35178

Date of Sale 11/21/2017
 Total Purchase Price \$160,000.00
 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 ☐ Appraisal
☒ 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 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 11/21/2017

☐ Unattested _____
 (verified by)

Print Brian Houston Waldrop
 Sign [Signature]
 (Grantor/Grantee/Owner/Agent) circle one

