

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:

Lisa Vines

Edward Vines

2025 Yancy Drive

Bessemer, AL 35022

**CORPORATE STATUTORY  
WARRANTY DEED**

**20171221000454960**

**12/21/2017 11:30:49 AM**

**DEEDS 1/3**

State of Alabama

) Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Ninety Nine Thousand Nine Hundred Dollars and No Cents (\$99,900.00)**, 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**, organized and existing under the laws of the United States of America, whose mailing address is **P. O. Box 650043, Dallas, TX 75265-0043**, (herein referred to as Grantor), hereby grant, bargain and sell to **Lisa Vines and Edward Vines**, whose mailing address is **2025 Yancy Drive, Bessemer, AL 35022**, (herein referred to as Grantees), in fee simple, the following described real estate, situated in **Shelby County, Alabama**, the address of which is **137 Cambrian Way, Birmingham, AL 35242**; to-wit:

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATED IN THE CITY OF BIRMINGHAM, COUNTY OF SHELBY, STATE OF ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONDOMINIUM UNIT NUMBER 137, OF CAMBRIAN WOOD CONDOMINIUM, A CONDOMINIUM AS RECORDED IN MAP BOOK 6, PAGE 62, ACCORDING TO THE DECLARATION OF CONDOMINIUM OWNERSHIP OF CAMBRIAN WOOD CONDOMINIUM RECORDED IN MISC. BOOK 12 BEGINNING AT PAGE 87 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; AND AMENDED BY MISC. BOOK 13, PAGE 2, MISC. BOOK 13, PAGE 4 AND MISC. BOOK 13, PAGE 344, ALL IN SAID PROBATE OFFICE, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION AS AMENDED.

\$94,905.00 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 Grantees, 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 \_\_\_\_\_ day of \_\_\_\_\_,

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

**Karen Sayles**

**Vice President**

By: \_\_\_\_\_

Its: \_\_\_\_\_

State of \_\_\_\_\_

*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)

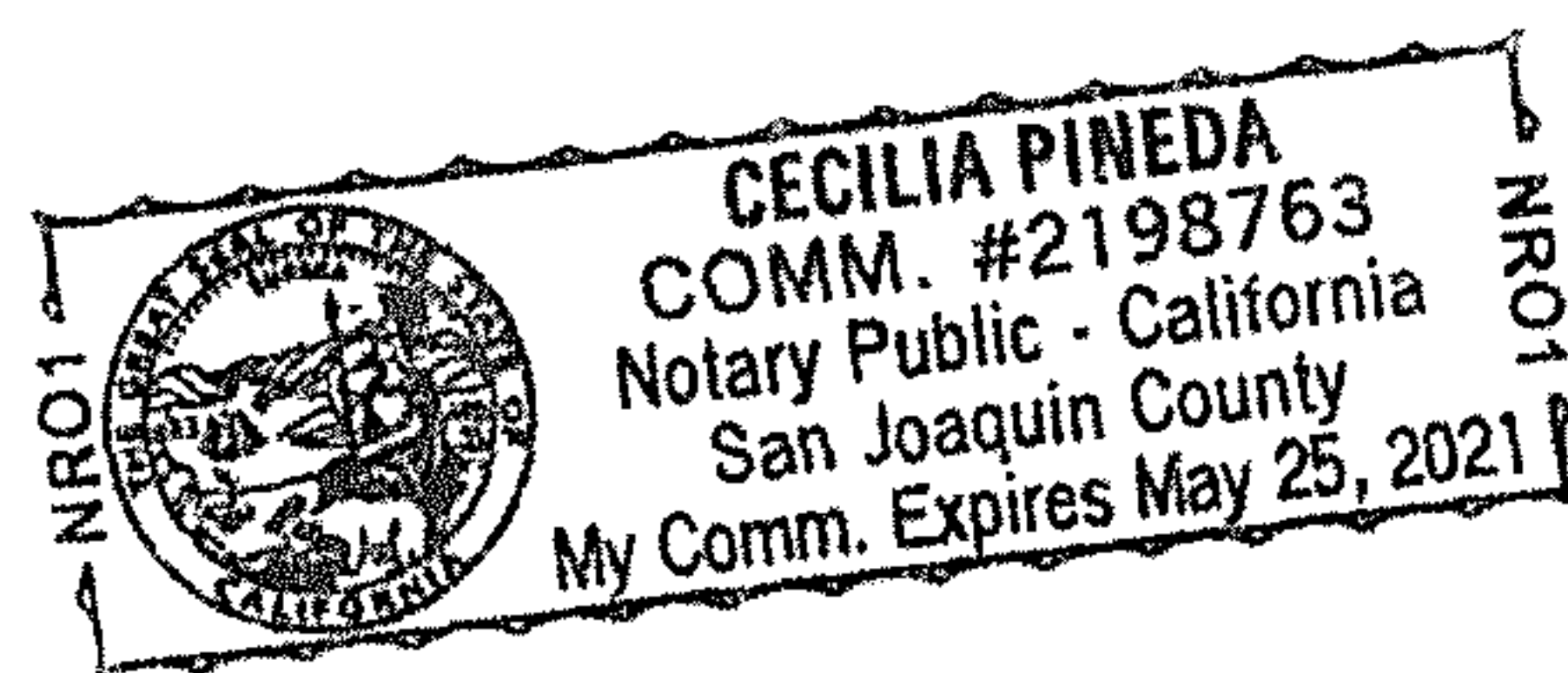
On 12/18/2017 before me, Cecilia Pineda, a Notary Public, personally appeared Karen Sayles, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized 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 137 Cambrian Way  
Birmingham, AL 35242

Grantee's Name Lisa Vines  
Edward Vines  
Mailing Address 2025 Yancy Drive  
Bessemer, AL 35022

Date of Sale December 20, 2017  
Total Purchase Price \$99,900.00  
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

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 December 19, 2017

Unattested

(verified by)

Print William Patrick Cochell  
Fannie Mae AKA Federal National Mortgage  
Association

Sign \_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
12/21/2017 11:30:49 AM  
\$26.00 CHERRY  
20171221000454960

Form RT-1