

20171228000461430
12/28/2017 10:57:34 AM
DEEDS 1/4

This document prepared by:
Shannon E. Price, Esq
Kudulis, Reisinger & Price, LLC
PO Box 653
Birmingham, AL 35201

Record and Return to:
Barry Langston
50 Eagle Rock Drive
Alabaster, AL 35007

STATE OF ALABAMA
COUNTY OF SHELBY

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into on this 21ST day of December, 2017, by and between 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, hereinafter referred to as Grantor and Barry Langston, 50 Eagle Rock Drive, Alabaster, AL 35007, hereinafter referred to as Grantee.

WTNESSETH: That the said Grantor, for and in consideration of the sum of One Hundred Eighty-Two Thousand and 00/100 (\$182,000.00) Dollars, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee following described real estate located in Shelby County, Alabama:

COMMENCE AT THE SE CORNER OF SE 1/4 - SW 1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 3 WEST AND PROCEED NORTH 00 DEGREES 00' EAST ALONG EAST LINE OF SAID 1/4 - 1/4 SECTION A DISTANCE OF 800.00 FEET; THENCE NORTH 88 DEGREES 30'00" WEST A DISTANCE OF 780.00 FEET; THENCE NORTH 00 DEGREES 00'00" EAST A DISTANCE OF 101.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE LAST COURSE A DISTANCE OF 171.40 FEET; THENCE NORTH 88 DEGREES 29'37" WEST A DISTANCE OF 200.49 FEET; THENCE SOUTH 00 DEGREES 13'34" EAST A DISTANCE OF 111.12 FEET; THENCE SOUTH 71 DEGREES 51'06" EAST A DISTANCE OF 210.45 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE RIGHT TO USE THE DRIVEWAY AS DESCRIBED IN JOINT DRIVEWAY AGREEMENT RECORDED IN INSTRUMENT 1992-14406, IN SAID PROBATE OFFICE.

\$172,900.00 of the purchase price is being paid by a mortgage being simultaneously recorded 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 the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

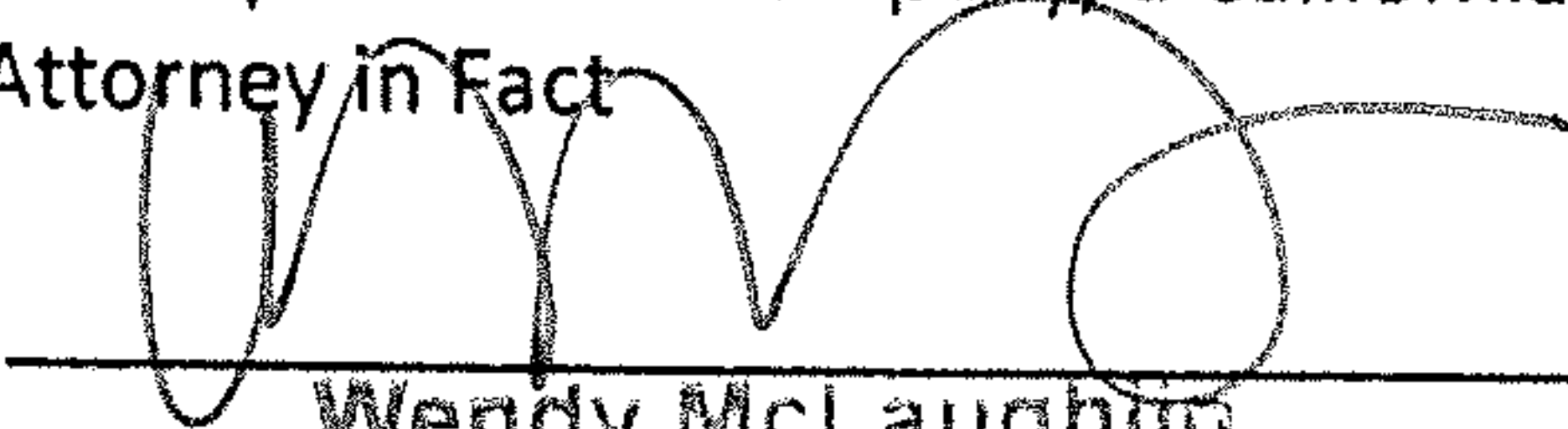
Grantor is exempt from all taxation imposed by any state, county, municipality or local taxing authority, except for real property taxes.

Thus, Grantor is exempt from any and all transfer taxes. See, 12 U.S.C 1723a (c)(2).

IN WITNESS WHEREOF, the said Grantor have hereunto set their hands and seals on this the day and year acknowledged below.

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

By:



Wendy McLaughlin
Vice President

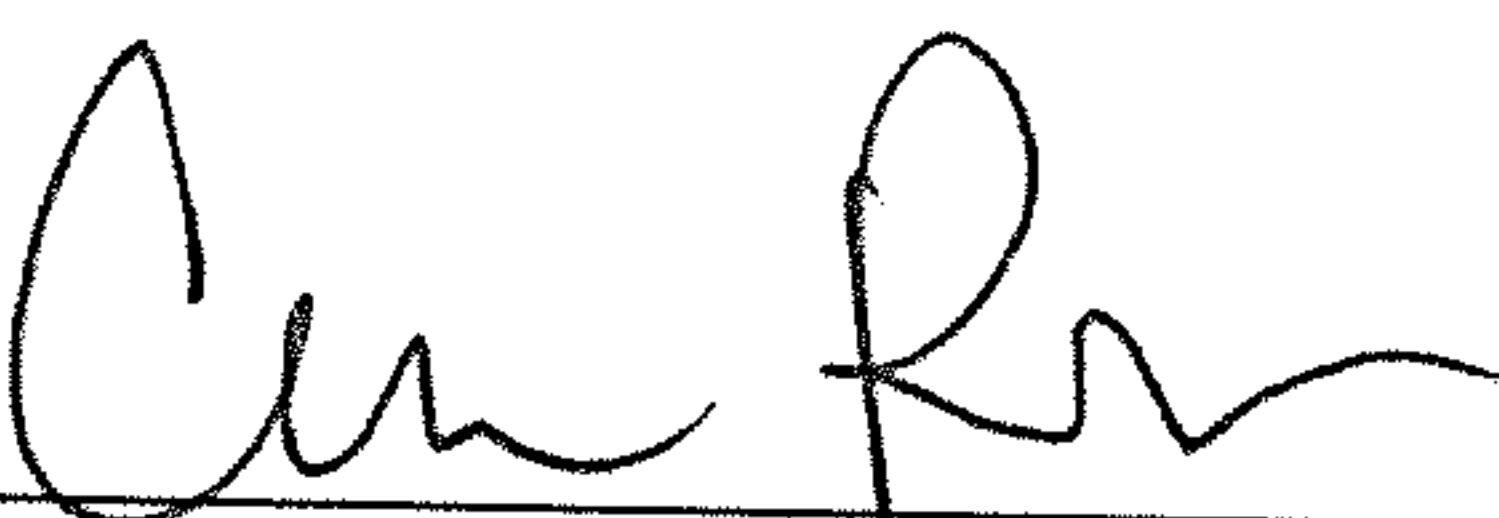
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Joaquin)

On 12/21/2017 before me, Cecilia Pineda, a Notary Public, personally appeared Wendy McLaughlin, 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.

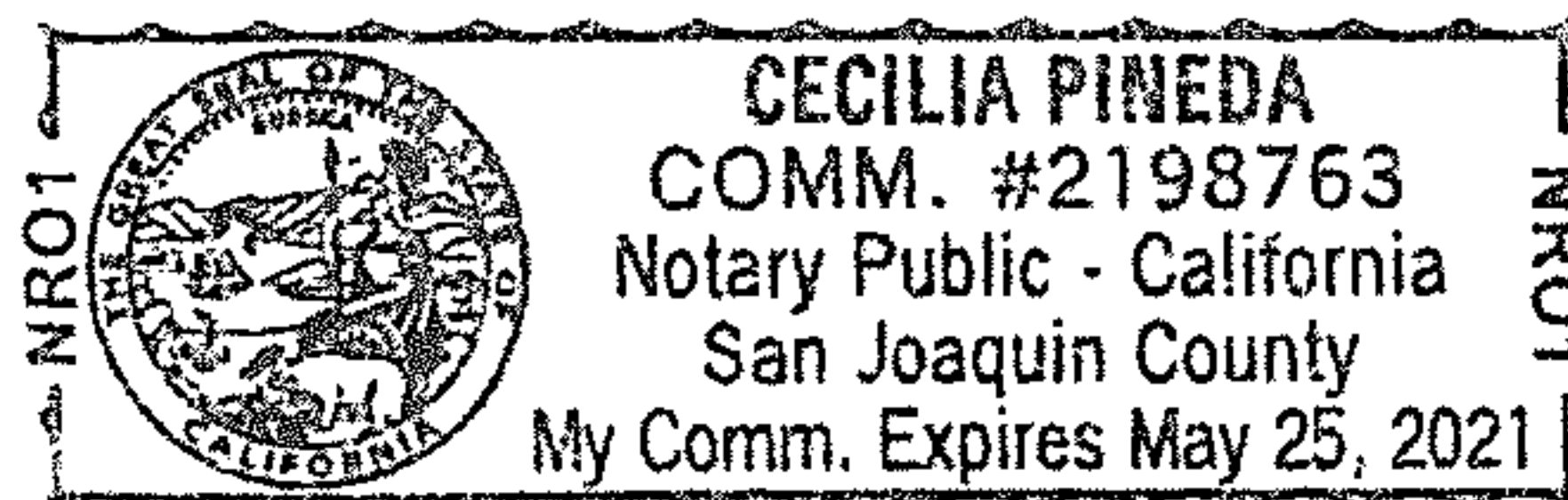
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

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

Grantee's Name Barry Langston

Mailing Address 50 Eagle Rock Drive
Alabaster, AL 35007

Property Address 50 Eagle Rock Drive
Alabaster, AL 35007

Date of Sale December 27, 2017
 Total Purchase Price \$182,000.00

or
 Actual Value _____

or
 Assessor's Market Value _____



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 12/28/2017 10:57:34 AM
 \$206.00 JESSICA
 20171228000461430

Tr _____ e or actual value claimed on this form (check one) (Recordation of documentary evidence is not required) _____ ie following documentary evidence: (check one)

_____ 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 21, 2017

Print William P. Cedar
Fannie Mae aka Federal National Mortgage Association

Sign _____
 (Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)