

NO TITLE OPINION REQUESTED, NONE RENDERED.

Prepared by:
Shannon E. Price, Esq.
Kudullis, Reisinger & Price, LLC
P.O. Box 653
Birmingham, AL 35201

Send Tax Notice To:
David V. Nguyen
146 Hackberry Circle
Chelsea, AL 35043

20180111000012700

01/11/2018 02:19:11 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 One Hundred Ninety Nine Thousand Dollars and No Cents (\$199,000.00), 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, 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), by David V. Nguyen, whose mailing address is 146 Hackberry Circle, Chelsea, AL 35043, (herein referred to as Grantee), in fee simple, the following described real estate, situated in Shelby County, Alabama, the address of which is 348 Chessier Loop Circle, Chelsea, AL 35043; to-wit:

LOT 114, ACCORDING TO THE AMENDED MAP OF COTTAGES AT CHESSIER, PHASE II, AS RECORDED IN MAP BOOK 38, PAGE 49, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN COTTAGES AT CHESSIER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS INST. #20040511000248910 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$120,000.00 of the Purchase Price is being paid by a Mortgage being recorded simultaneously herewith.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$238,800.00 FOR A PERIOD OF 3 MONTHS FROM THE DATE OF THE RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$238,800.00 FOR A PERIOD OF 3 MONTHS FROM THE DATE OF THE RECORDING OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE.

THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

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 8th day of

January, 2018.

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

By:
Name:
Its:

Karen Sayles
Vice President

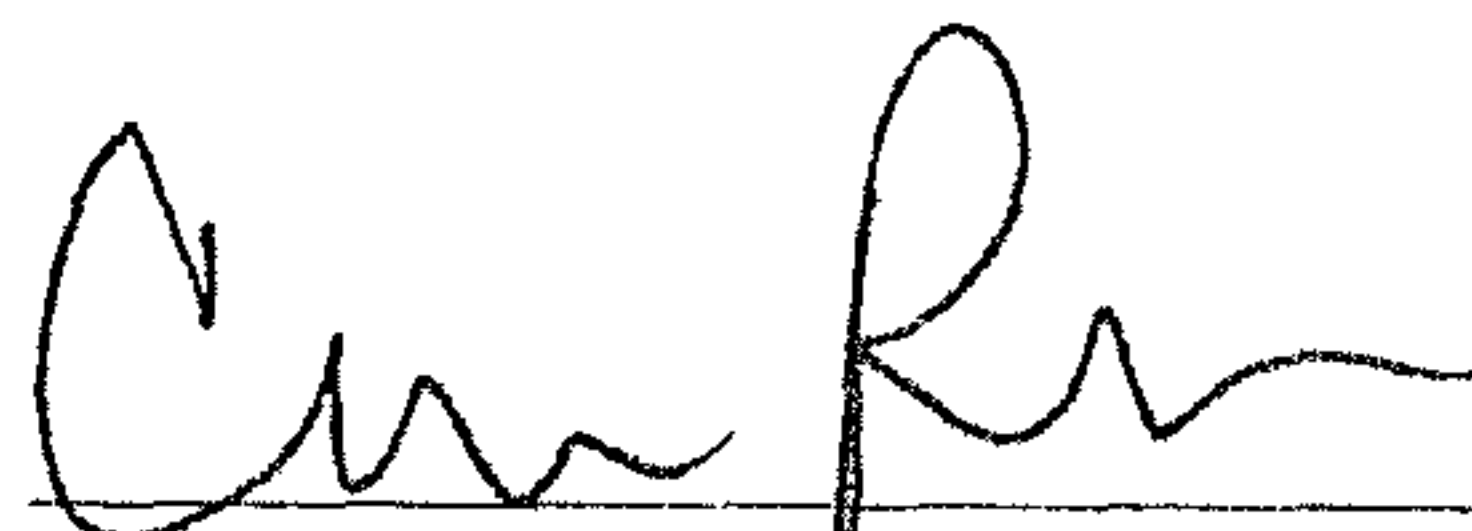
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Joaquin)

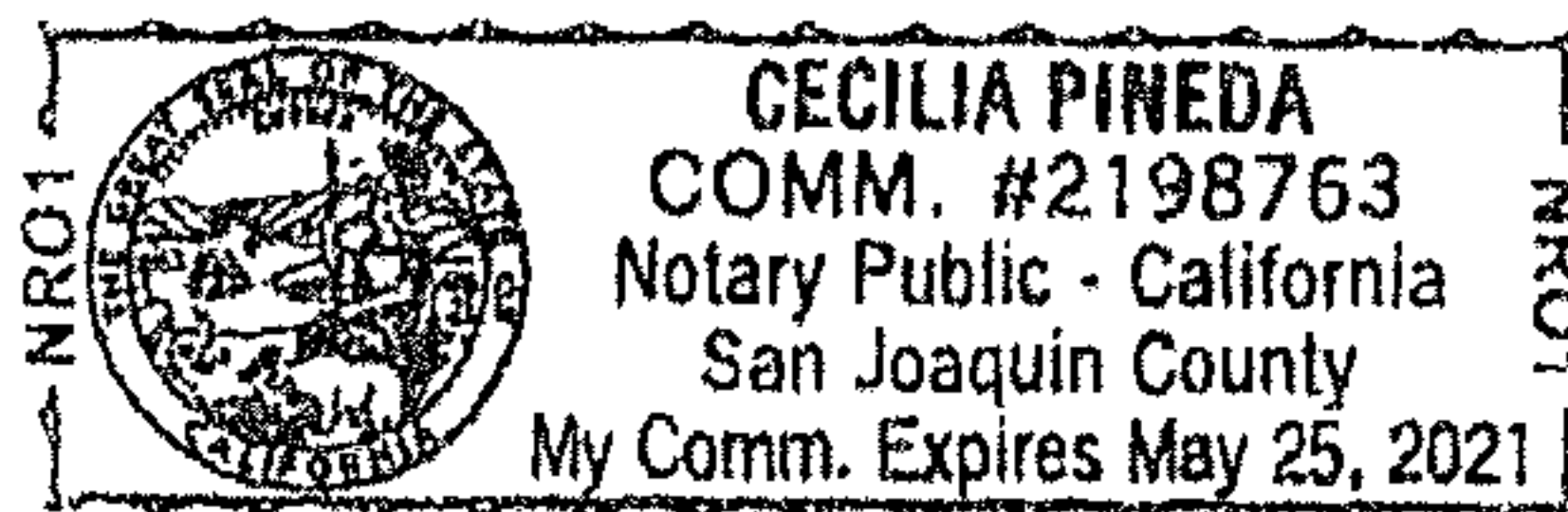
On 1/8/2018 before me, Cecilia Pineda, a Notary Public, personally appeared Karen Sayles, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized 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

20180111000012700 01/11/2018 02:19:11 PM DEEDS 3/3

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 5600 Granite Parkway
Plano, TX 75024
Property Address 348 Chesser Loop Circle
Chelsea, AL 35043

Grantee's Name David V. Nguyen
Mailing Address 146 Hackberry Circle
Chelsea, AL 35043
Date of Sale January 09, 2018
Total Purchase Price \$199,000.00
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 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 January 08, 2018

Print Fannie Mae AKA Federal National Mortgage
Association

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

Unattested



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/11/2018 02:19:11 PM
\$100.00 CHERRY
20180111000012700

(verified by)

Signature

Form RT-1