

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

20180205000037560
02/05/2018 08:16:02 AM
DEEDS 1/4

Record and Return to:
Sweet Home Charm, LLC
120 Bishop Circle
Pelham, AL 35124

STATE OF ALABAMA
COUNTY OF Shelby

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into on this 21st day of January, 2018, 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 Sweet Home Charm, LLC, 120 Bishop Circle, Pelham, AL 35124, hereinafter referred to as Grantee.

WTNESSETH: That the said Grantor, for and in consideration of the sum of One Hundred Twenty Thousand and 00/100 (\$120,000.00) 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:

LOT 17, ACCORDING TO THE SURVEY OF DEARING DOWNS, NINTH ADDITION, PHASE III, AS RECORDED IN MAP BOOK 15, PAGE 41, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$144,000.00 FOR A PERIOD OF 3 MONTH(S) 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 \$144,000.00 FOR A PERIOD OF 3 MONTH(S) 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 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: _____

Karen Sayles
Vice President

20180205000037560 02/05/2018 08:16:02 AM DEEDS 2/4

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)

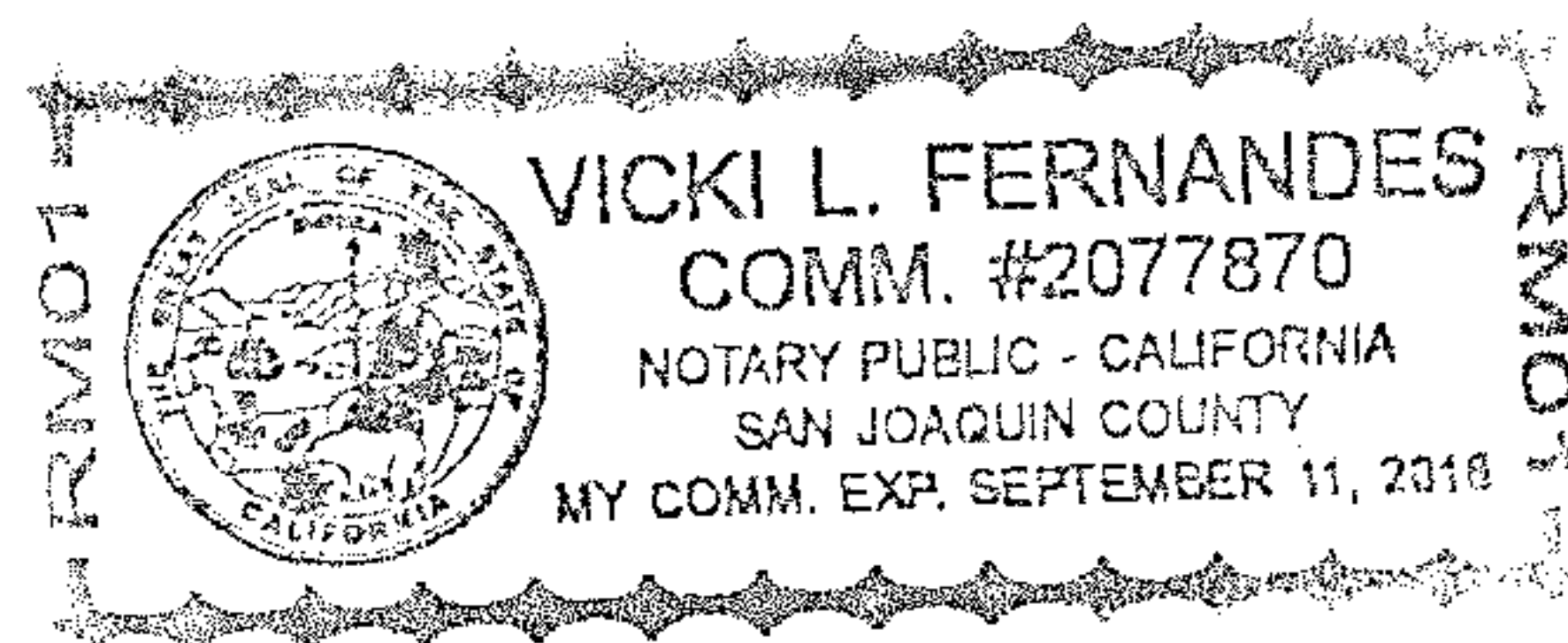
On 1-29-18 before me, Vicki L. Fernandes, a Notary Public, personally appeared Karen Sayles, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized 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: *Vicki L. Fernandes*

Name: Vicki L. Fernandes



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 May AKA Federal National
Mortgage Association
Mailing Address 5600 Granite Parkway
Plano, TX 75024
Property Address 1973 Riva Ridge Road
Helena, AL 35080

Grantee's Name Sweet Home Charm, LLC
Mailing Address 120 Bishop Circle
Pelham, AL 35124
Date of Sale January 31, 2018
Total Purchase Price \$120,000.00
or
Actual Value _____
or
Assessor's Market Value _____

20180205000037560 02/05/2018 08:16:02 AM DEEDS 4/4

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 January 30, 2018

Unattested

JP

(verified by)

Print

William Patrick Codner

Sign

William Patrick Codner
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/05/2018 08:16:02 AM
\$144.00 CHERRY
20180205000037560

James W. Fuhrmeister

Form RT-1