

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

Send Tax Notice to:
Taylor Evans
Michelle Evans
2442 Broward Rd.
Jacksonville, FL 32218

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Sixty-Five Thousand And 00/100 (\$165,000.00) to the undersigned, Fannie Mae 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Taylor Evans, and Michelle Evans, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 8, according to the Survey of Dearing Downs 10th Addition, as recorded in Map Book 14, Page 86, in the Probate Office of Shelby County, Alabama.

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 Grantees herein assume and agree to pay.
3. Easement/right-of-way to Plantation Pipe Line Company as recorded in Deed Book 113 Page 59 and agreement regarding same recorded in Book 309 Page 72.
4. Easement/right-of-way to American Telephone and Telegraph as recorded in Book 184 Page 60.
5. Easement/right-of-way to Southern Natural Gas as recorded in Deed Book 91 Page 231.
6. Restrictive covenant as recorded in Book 315 Page 985.
7. Mineral and mining rights as recorded in Deed Book 119 Page 240.
8. Easement to Colonial Pipe Line Company recorded in Deed Book 223 Page 431 and Deed Book 268 Page 211.
9. Right of way granted to Shelby County recorded in Deed Book 271 Page 726
10. Permit to Alabama Power Company and South Central Bell recorded in Book 333 Page 148
11. Easements, rights of ways, restrictions, covenants, conditions, reservations and limitations affecting the land.
12. Restrictions as shown on recorded plat.
13. 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. 20170817000299550, in the Probate Office of Shelby County, Alabama.

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 Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 8th day of February, 2018.

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 Jeff G. Underwood, 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, he, 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 8th day of February, 2018.



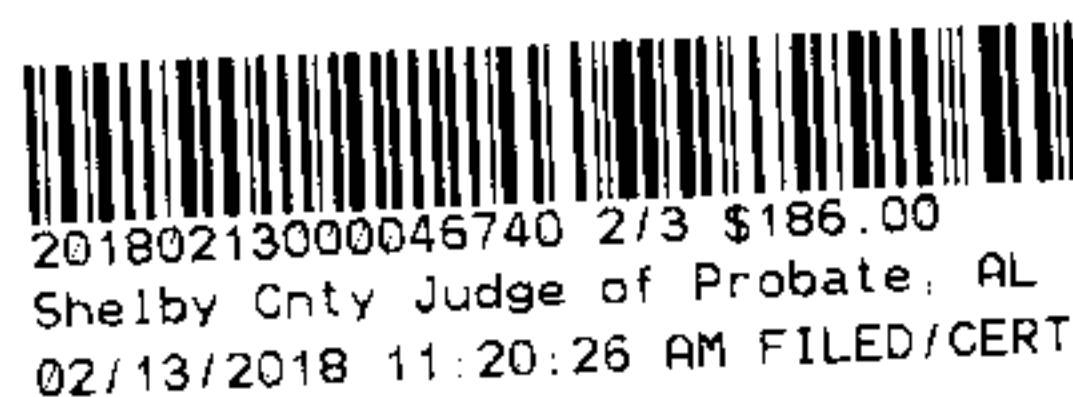
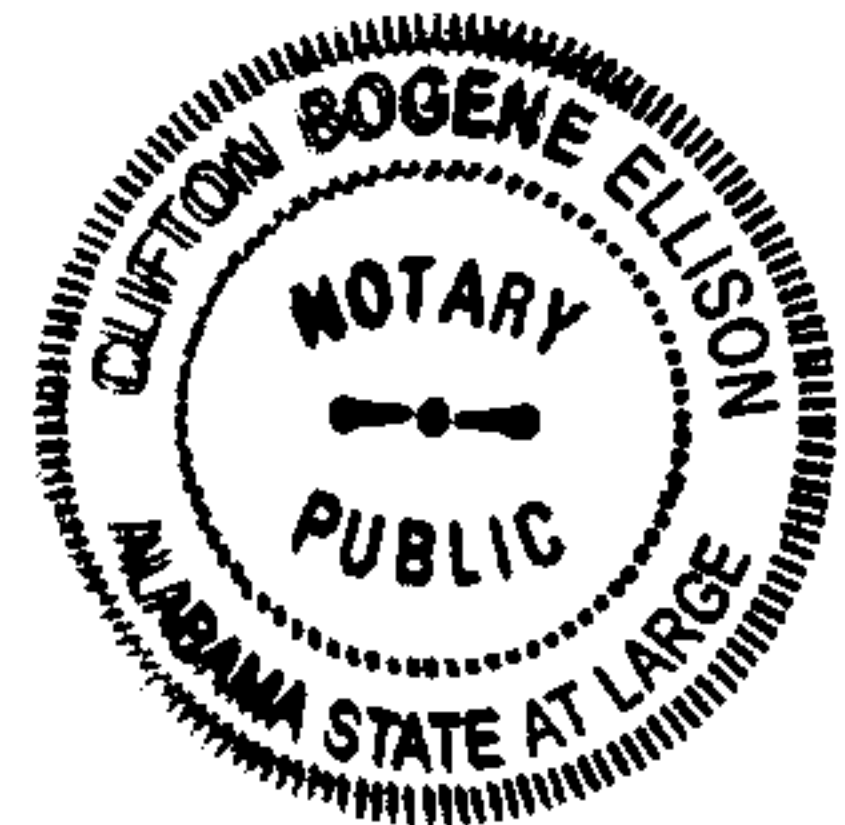
NOTARY PUBLIC
My Commission Expires:
AFFIX SEAL

2017-000842

MY COMMISSION EXPIRES 02/14/2021

A1708G6

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



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, 5600 Granite Parkway
Plano, TX 75024

Grantee's Name Taylor Evans, Michelle Evans
 Mailing Address 2442 Broward Rd
Jacksonville, FL 32218

Property Address 1632 Keeneland Dr
Helena, AL 35080

Date of Sale 02/09/2018
 Total Purchase Price \$165,000.00
 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 02/09/2018

☐ Unattested

 (verified by)

Print S.rote & Permutt PC

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Settlement



20180213000046740 3/3 \$186.00
 Shelby Cnty Judge of Probate, AL
 02/13/2018 11:20:26 AM FILED/CERT

Form RT-1