

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

Send Tax Notice to:
Martin Rodriguez

105 14th St. SW
Alabaster, AL 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Sixty-Two Thousand, Seven Hundred and Fifty And 00/100 (\$62,750.00) 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 Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Martin Rodriguez, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Begin at the Southwest corner of the SE 1/4 of the SE 1/4 of Section 34, Township 20 South, Range 3 West and run easterly along quarter-quarter line 330.00 feet then turn an angle of 91 degrees 44 minutes 11 seconds to the left and run northerly 618.74 feet to the Point of Beginning; continue northerly along said line for 138 feet; then turn an angle of 91 degrees 20 minutes 19 seconds to the right and run easterly 125.0 feet; then turn an angle of 88 degrees 39 minutes 41 seconds to the right and run southerly 138.00 feet; then turn an angle of 91 degrees 19 seconds to the right and run westerly 125.0 feet back to Point of Beginning.

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 Grantee herein assume and agree to pay.
3. Easements, reservations, restrictions, protective covenants, rights of way, conditions and building setback lines of record, if any.
4. 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. 20170807000283690, 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 Grantee, his/her heirs and assigns, forever.

Shelby County, AL 04/02/2018
State of Alabama
Deed Tax: \$63.00

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 26th day of March, 2018.

Fannie Mae aka Federal National Mortgage Association
By and through Sirote & Permutt, P.C., as Attorney in Fact

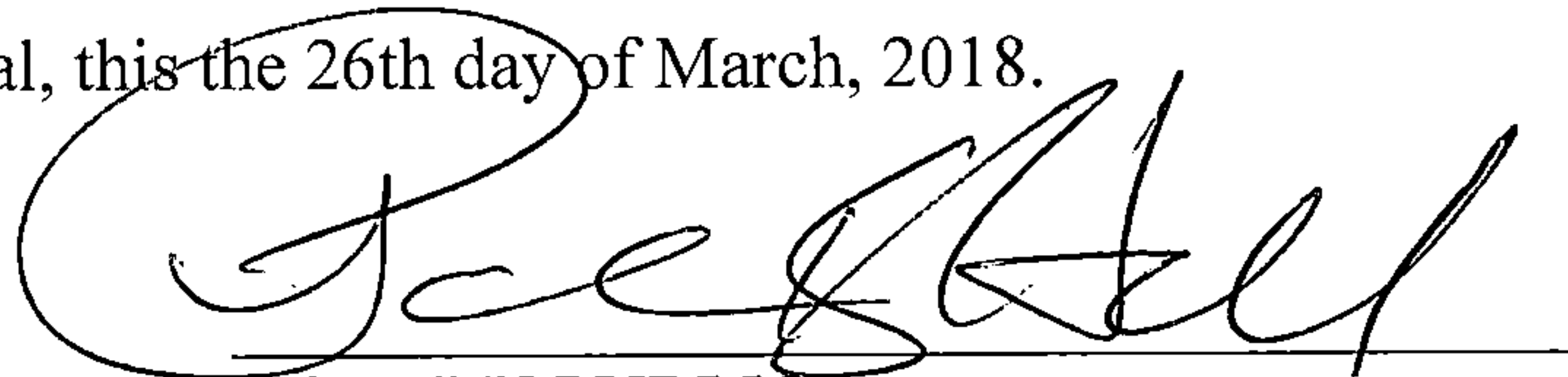
By: 
Its Attorney

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 26th day of March, 2018.



NOTARY PUBLIC

My Commission Expires: 7-19-2020

AFFIX SEAL

2018-000011

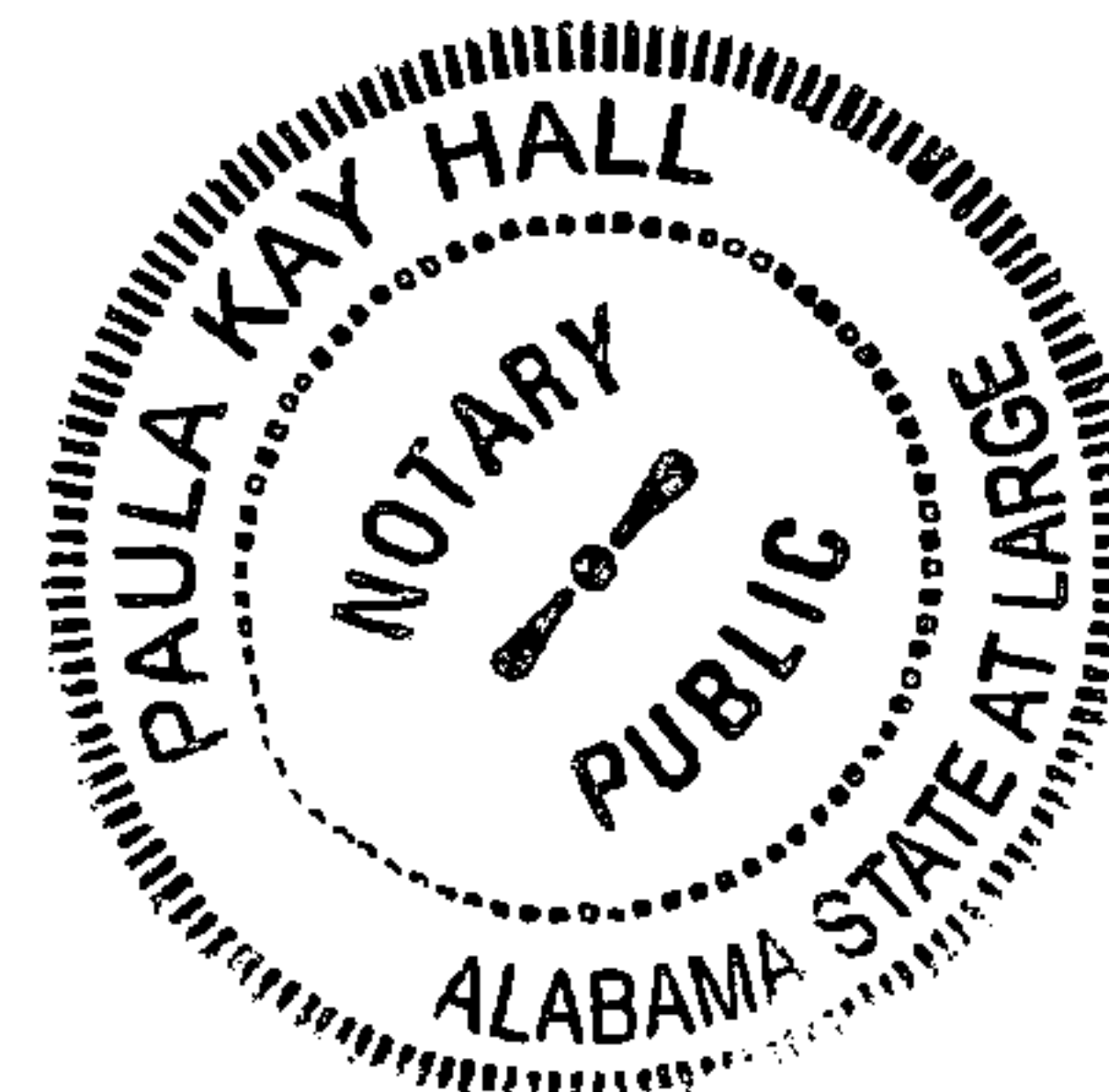
A1707XS

Seller's Address:

Fannie Mae

PO Box 650043

Dallas, TX 75265-0043



20180402000107550 2/3 \$84.00
Shelby Cnty Judge of Probate, AL
04/02/2018 10:19:08 AM FILED/CERT

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 5600 Granite Parkway, Plano, TX
75024

Grantee's Name Martin Rodriguez
Mailing Address 105 14th St SW
Alabaster, AL 35007

Property Address 105 14th Street SW
Alabaster, AL 35007

Date of Sale 03/28/2018
Total Purchase Price \$62,750.00
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 03/28/2018

☐ Unattested ☐ (verified by)

Print Sirote & Perrott PC

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one
Settlement

