

20180413000123400

04/13/2018 09:43:02 AM

DEEDS 1/2

SEND TAX NOTICE TO:

Simon Gonzalez Castillo and Ana Garcia
50 Dana Drive
Montevallo, Alabama 35115

This instrument was prepared by
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

CORPORATION FORM STATUTORY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF Shelby

That in consideration of Ninety Six Thousand Five Hundred dollars & no cents (\$96,500.00) to the undersigned grantor, **Fannie Mae AKA Federal National Mortgage Association, organized and existing under the laws of the United States of America, P. O. Box 650043, Dallas, TX 75265-0043** A corporation, in hand paid by Simon Gonzalez Castillo, and Ana Garcia hereinafter, Grantee(s) the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee(s) the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 16, ACCORDING TO THE SURVEY OF RIPPLE CREEK ESTATES, PHASE 2, FIRST ADDITION AS RECORDED IN MAP BOOK 14, PAGE 39 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

\$91,675.00 of the Purchase Price is being paid by a Mortgage being recorded simultaneously 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 Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

TO HAVE AND TO HOLD To the said Grantee(s) his/her/their heirs and assigns forever.

IN WITNESS WHEREOF, the said Grantor by its A/F, who is authorized to execute this conveyance, has hereto set its signature and seal, this April 9th, 2018.

ATTEST:

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

Lisa Trent
By: Lisa Trent
Its: AVP

STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LISA TRENT whose name as A/F, of Fannie Mae AKA Federal National Mortgage Association, a corporation, 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 officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 9th day of April, 2018.

[Signature]
Notary Public.
(Seal)

My Commission Expires: MAY 20, 2018

CORPORATION FORM WARRANTY DEED

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Audra Ann Minnitte, Notary Public
Coraopolis Boro, Allegheny County
My Commission Expires May 20, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/13/2018 09:43:02 AM
\$19.00 JESSICA
20180413000123400

20180413000123400 04/13/2018 09:43:02 AM DEEDS 2/2

Real Estate *John F. Fuhrmeister* on Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Fannie Mae AKA Federal National
Mortgage Association

Grantee's Name Simon Gonzalez Castillo and Ana Garcia

Mailing Address 5600 Granite Parkway
Plano, Texas 75024

Mailing Address 50 Dana Drive
Montevallo, Alabama 35115

Property Address 50 Dana Drive, Montevallo, Alabama
35115

Date of Sale 04/11/2018

Total Purchase Price \$96,500.00

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
☒ 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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's currency 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 responsibiliy of valuing proeprty 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 April 11, 2018
Association

William Robert Cochran
Print Fannie Mae AKA Federal National Mortgage

☐ Unattested

JP
(verified by)

Sign

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