## 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:

MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

**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, towit:

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.

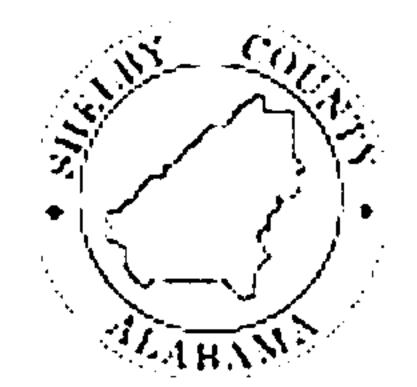
\$91,675.00 of the Purchase Price is being paid by a Mortgage being recorded simultaneously herewith.

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 WHEDEOF the said Country by its	, who is authorized to execute this conveyance, has
IN WITNESS WHEREOF, the said Grantor by its, 2018.  nereto set its signature and seal, this April, 2018.	, WHO IS AUTHORIZED TO CACCUTE THIS CONTO JUNEO, HAS
	KA Federal National Mortgage Association By Title Company, a California Corporation Its
By: PTV	Famort
STATE OF ENNS YLVAN INT COUNTY OF AU EGINESY	
I, the undersigned, a Notary Public in and for said County, in said State name as, of Fannie Mae AKA Federal National Mot foregoing conveyance, and who is known to me, acknowledged before me on the	his day, that, being informed of the contents of the
Siven under my hand and official seal this 9th day of April,	2018.
	COMMONWEALTH OF PENNSYLVANIA
Notary Public.	NOTARIAL SEAL Audra Ann Minnitte, Notary Public
(Seal) My Commission Expires: MAY 20, 2018  CORPORATION FORM WARRANTY DEED	Coraopolis Boro, Allegheny County  My Commission Expires May 20, 2018



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

Real Estate July on Form

This Document must be filled in accordance Grantor's Name Fannie Mae AKA Federal National Mortgage Association	ce with Code of Alabama 1975, Section 40- 22-1 (h) Grantee's Name Simon Gonzalez Castillo and Ana Garcia	
Mailing Address 5600 Granite Parkway Plano, Texas 75024 Property Address 50 Dana Drive, Montevallo, Alabama 35115	Mailing 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 cone) (Recordation of documentary evidence is not required.  Bill of Sale Sales Contract Closing Statement	can be verified in the following documentary evidence: (check red) 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 current mailing address.	of the person or persons conveying interest to property and their	
Grantee's name and mailing address - provide the name conveyed.	of the person or persons to whom interest to property is being	
Property address - the physical address of the property be	eing conveyed, if available.	
Date of Sale - the date on which interest to the property w	vas conveyed.	
Total purchase price - the total amount paid for the purch the instrument offered for record.	ase of the property, both real and personal, being conveyed by	
Actual value - if the property is not being sold, the true value instrument offered for record. This may be evidenced assessor's curreny market value.	lue of the proeprty, both real and personal, being conveyed by by an appraisal conducted by a licensed appraisaer of the	
If no proof is provided and the value must be determined, valuation, of the property as determined by the local officitax purposes will be used and the taxpayer will be penalized.	, the current estimate of fair market value, excluding current use ial charged with the responsibiliy of valuing proeprty for property zed pursuant to Code of Alabama 1975 § 40-22-1 (h).	
I attest, to the best of my knowledge and belief that the in further understand that any false statements claimed on tode of Alabama 1975 § 40-22-1 (h).	formation contained in this document is true and accurate. I this form may result in the imposition of the penalty indicated in	
Date Association  Association	Print-Fannie Mae AKA Federal National Mortgage	
Unattested(Vorified by)	Sign	
(verified by)	(Grantor/Grantee/Owner/Agent) dircle one	