

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

Send Tax Notice to:
Patrick W. Wade

278 Creek Archery Rd
Vincent, AL 35178

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Twenty-One Thousand Nine Hundred And 00/100 (\$21,900.00) 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 Patrick W. Wade, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at 5/8 inch rebar set at the NW corner of the Southeast 1/4 of the Northwest 1/4 of Section 8, Township 18 South, Range 2 East, Shelby County, Alabama, being the point of beginning; thence South 0 degrees 42 minutes 24 seconds West assumed along the West line of said 1/4 - 1/4 329.01 feet to a 5/8 inch rebar set; thence South 88 degrees 43 minutes 17 seconds East 328.39 feet to a 5/8 inch rebar set; thence North 0 degrees 31 minutes 46 seconds East 329.40 feet to a 5/8 inch rebar set on the North line of said 1/4 - 1/4; thence North 88 degrees 47 minutes 15 seconds West along said line 327.37 feet to the 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. Easement Deed recorded in Instrument No. 20160311000079490 in the Probate Records of Shelby County, Alabama.
4. Order Declaring Easement recorded in Instrument No. 20161201000439610 in the Probate Office of Shelby County, Alabama.
5. Any issue pertaining to encroachment of manufactured house onto property located to the north of subject property as shown in that survey dated August 21, 2014 and prepared by Rodney Shiflett, AL Reg No. 21784.

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.

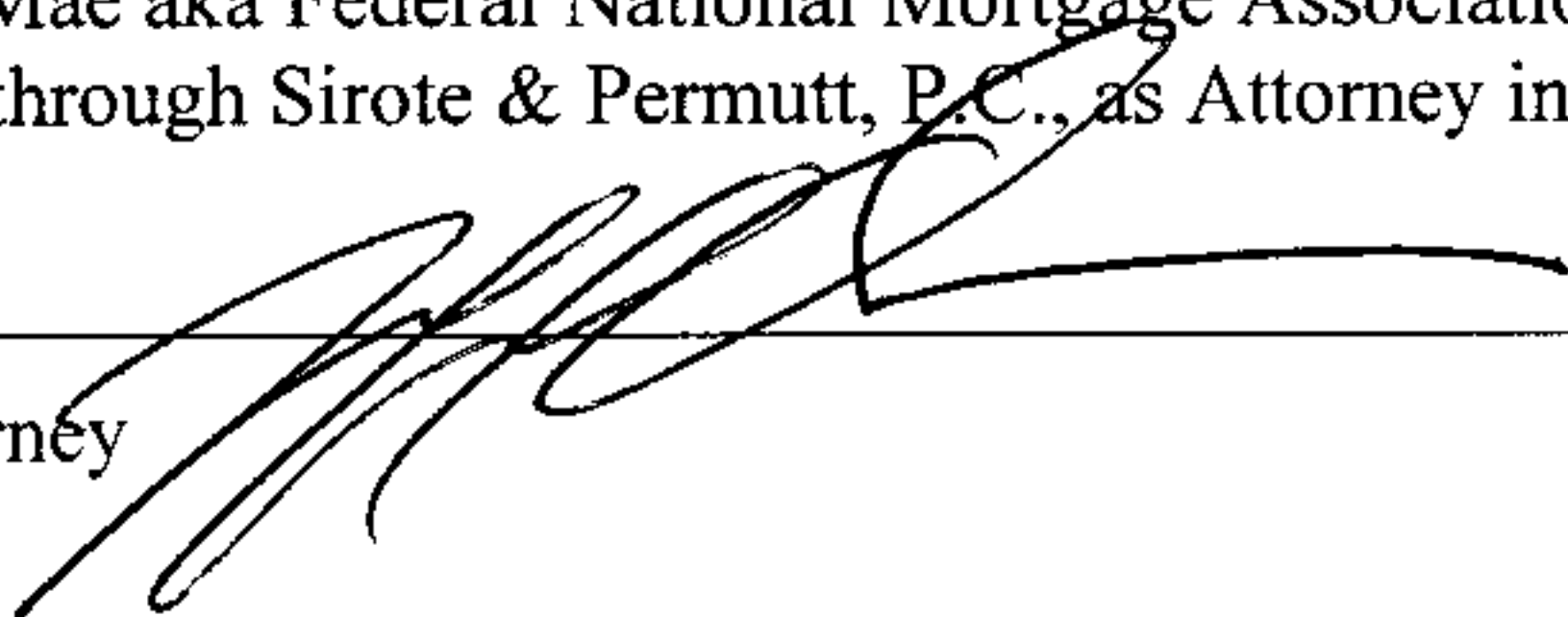
TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.

Shelby County, AL 09/04/2018
State of Alabama
Deed Tax: \$22.00


20180904000316990 1/3 \$43.00
Shelby Cnty Judge of Probate, AL
09/04/2018 02:38:49 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 30th day of August, 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/she, 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 30th day of August, 2018.




NOTARY PUBLIC
My Commission Expires:
AFFIX SEAL

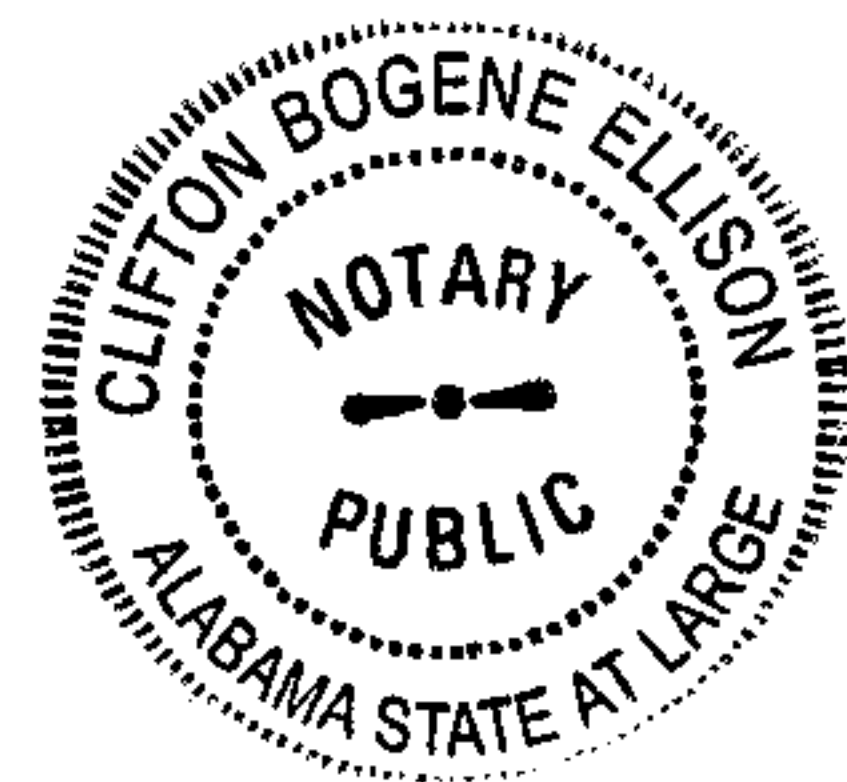
2017-000680

MY COMMISSION EXPIRES 02/14/2021

A1706PC

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


20180904000316990 2/3 \$43.00
Shelby Cnty Judge of Probate, AL
09/04/2018 02:38:49 PM 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 Fannie Mae aka Federal National Mortgage Association, 5600 Granite Parkway
Plano, TX 75024

Grantee's Name Patrick W. Wade
Mailing Address 278 Creek Archery Club Rd
Vincent, AL 35179

Property Address 20554 Highway 55
Sterrett, AL 35147

Date of Sale 08/31/2018
Total Purchase Price \$21,900.00
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 08/31/2018

Unattested (verified by)

Print Siroto & Permutt PC
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one
Settlement

20180904000316990 3/3 \$43.00
Shelby Cnty Judge of Probate, AL
09/04/2018 02:38:49 PM FILED/CERT