

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

Send Tax Notice to:  
HTE Housing LLC

4100 Keystone Crossing, Ste 610A  
Indianapolis, IN 46240

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS.

SHELBY COUNTY


That in consideration of One Hundred Forty Thousand And 00/100 (\$140,000.00) 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 Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto HTE Housing LLC, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 362, according to the Survey of Waterford Highlands, Sector 1 as recorded in Map Book 27, Page 137 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 Grantee herein assume and agree to pay.
3. Easement/right-of-way to F. Craig Mitchell as recorded in Deed Book 259 Page 725.
4. Easement/right-of-way to Milford Lee as recorded in Deed Book 317 Page 30.
5. Easement/right-of-way to Shelby County as recorded in Deed Book 240 Page 36.
6. Restrictive covenant as recorded in Inst. No. 2001 Page 12818.
7. Mineral and mining rights as recorded in Real Book 345 Page 744 and Inst. No 1995-1640.
8. Grant to the State of Alabama for railroad as set out in Real Book 278 Page 5.
9. Terms and conditions as contained in that certain deed recorded in Inst. No. 1995-1640.
10. Release of damages recorded in Inst. No. 1995-1640 and Real Book 345 Page 744.
11. Terms and conditions set out in the Articles of Incorporation for Waterford Homeowner's Association, Inc., an Alabama not for profit corporation, recorded in Inst. No. 2001-12817
12. Easements, rights of ways, restrictions, covenants, conditions, reservations and limitations affecting the land.
13. Restrictions as shown on recorded plat.

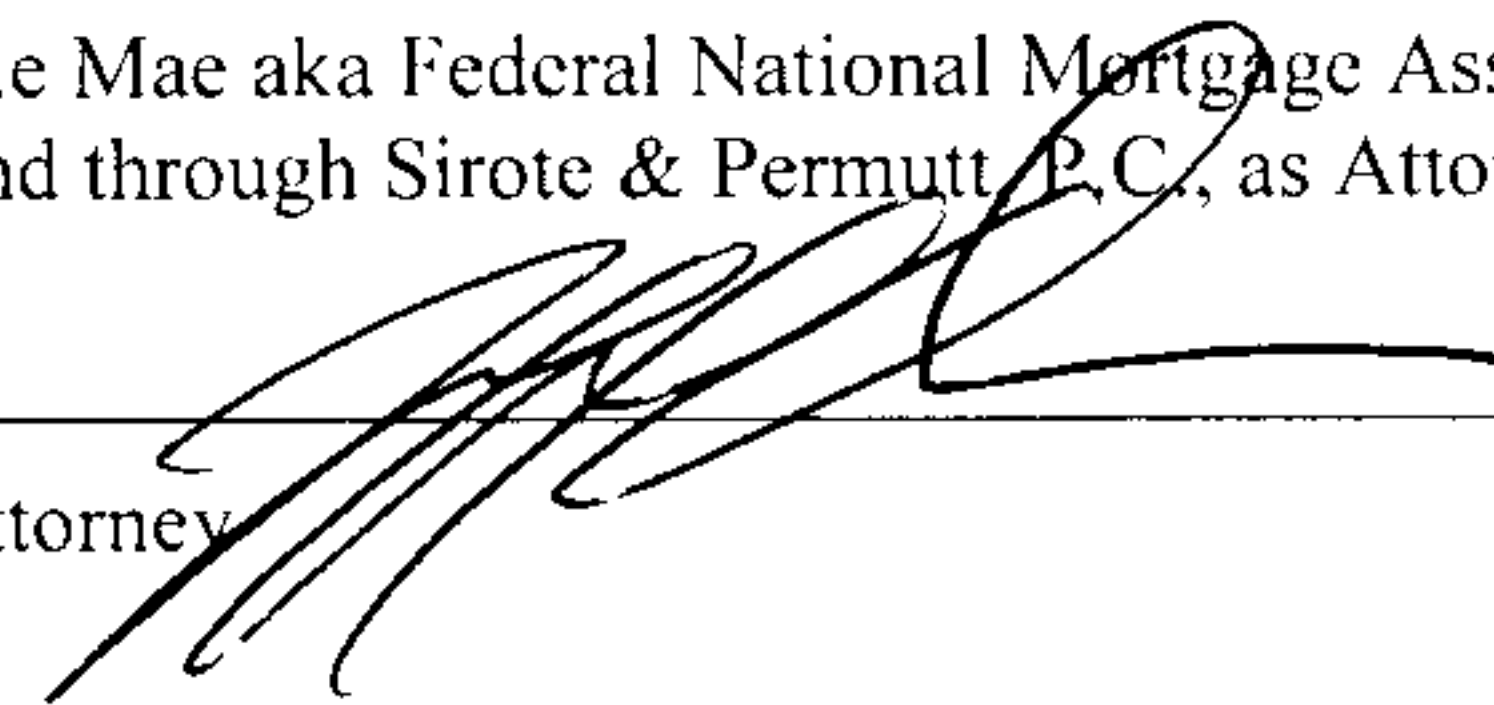
This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

  
20190304000067410 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
03/04/2019 09:59:40 AM FILED/CERT

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

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 25th day of February, 2019.

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

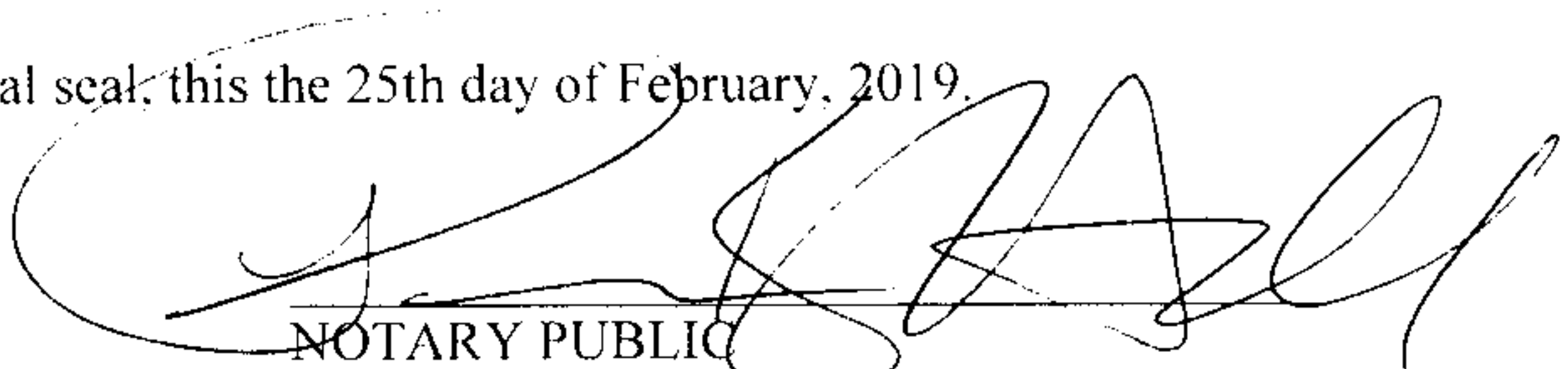
By:   
Its Attorney

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.

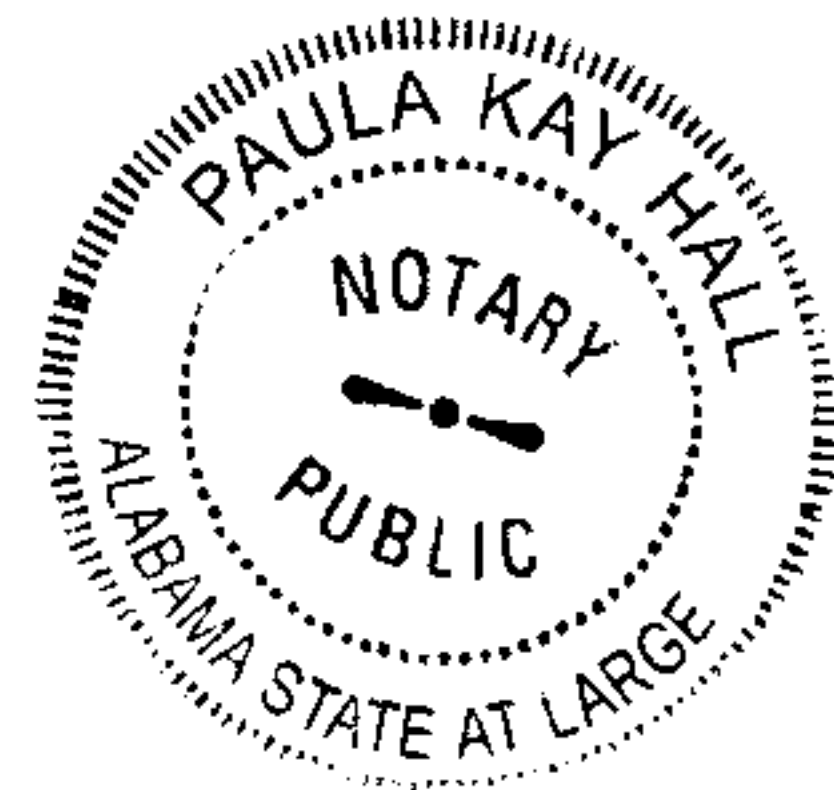
Given under my hand and official seal, this the 25th day of February, 2019.


  
NOTARY PUBLIC  
My Commission Expires: 7-19-2020  
AFFIX SEAL

2018-000908

A1807Q3

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



  
20190304000067410 2/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
03/04/2019 09:59:40 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 Fannie Mae aka Federal National  
Mortgage Association, 5600  
Granite Parkway  
Plano, TX 75024

Grantee's Name HTE Housing LLC  
Mailing Address 9100 Keystone Crossing, Ste 600A  
Indianapolis, IN 46240

Property Address 704 Waterford Lane  
Calera, AL 35040

Date of Sale 02/27/2019  
Total Purchase Price \$140,000.00  
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 02/27/2019

☐ Unattested

(verified by)

Print Sirote & Permyth PC

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

20190304000067410 3/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
03/04/2019 09:59:40 AM FILED/CERT

Form RT-1