

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

Send Tax Notice to:
Thomas R. Head

3579 Burntleaf Lane
Hoover AL 35226

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Four Thousand One Hundred Twenty And 00/100 (\$4,120.00) 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 Thomas R. Head, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

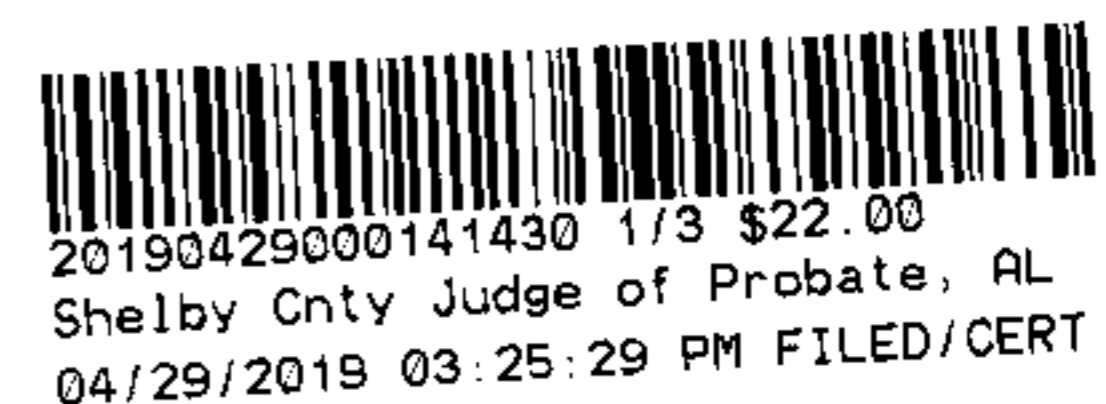
Commence at the northwest corner of Section 36, Township 19 South, Range 2 East; thence run east along the north line of said section a distance of 2761.40 feet; thence turn an angle of 25 degrees 45 minutes to the right and run a distance of 524.90 feet; thence turn an angle of 78 degrees 15 minutes to the right and run a distance of 210.00 feet to the point of beginning; thence continue in the same direction a distance of 210.0 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 210.00 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 210.00 feet to the point of beginning. Situated in the Northwest Quarter of the Northeast Quarter (NW1/4 of the NE 1/4) of Section 36, Township 19 South, Range 2 East, 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. Rights of parties in possession
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 20190111000012140, 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.



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 24th day of April, 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 24th day of April, 2019.



NOTARY PUBLIC

My Commission Expires:

AFFIX SEAL

MY COMMISSION EXPIRES 02/14/2021

2019-000024

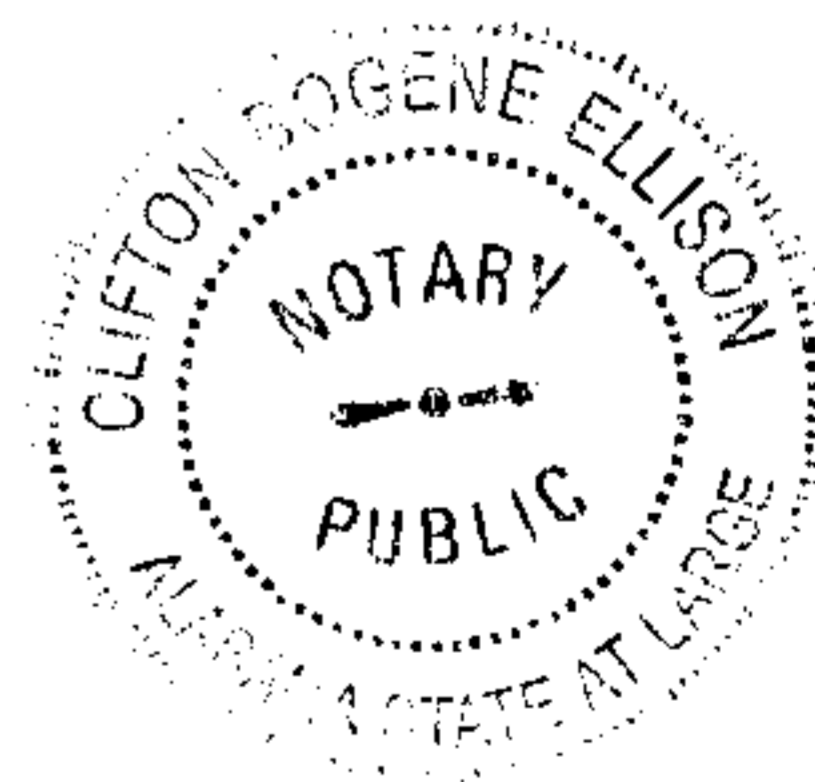
A190054

Seller's Address:

Fannie Mae

PO Box 650043

Dallas, TX 75265-0043



20190429000141430 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
04/29/2019 03:25:29 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 Thomas R. Head
Mailing Address 3579 Burnt Heat Ln
Hoover AL 35226

Property Address 61 Locust Creek Cir
Harpersville, AL 35078

Date of Sale 04/29/2019
Total Purchase Price \$4,120.00
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 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 04/29/2019

☐ Unattested

(verified by)

Print Sirote & Pegnutt PC

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one



20190429000141430 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
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Form RT-1