

20190430000142280
04/30/2019 12:43:52 PM
DEEDS 1/2

Send tax notices to:

Nicholas & Allison Brost
15 Mitchell St
Wilsonville AL 35166

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS, that for and in consideration of One Million Four Hundred Fifty Thousand And No/100 Dollars (\$145,000.00) and other good and valuable consideration to the undersigned Fannie Mae A/K/A Federal National Mortgage Association (hereinafter referred to as Grantor), in hand paid by Nicholas Brost and Allison O. Brost (hereinafter referred to as the Grantee), the receipt and sufficiency whereof are hereby acknowledged. Grantor does hereby grant, bargain, sell and convey unto the said Grantee that certain real estate situated in Shelby County, Alabama being more particularly described as:

LOT 23-A, ACCORDING TO A RESURVEY OF LOTS 23, 24, 25 & 26, MITCHELL SUBDIVISION, AS RECORDED IN MAP BOOK 34, PAGE 63 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property Address (For Informational Purposes): **15 Mitchell Street, Wilsonville, AL 35166**

TO HAVE AND TO HOLD unto said Grantee, their successors and assigns, in fee simple, forever.

And Grantor special warrants the title to the said above described property against the lawful claims of all persons claiming by, through, and under the Grantor, but not otherwise, and Grantor shall warrant and defend the same to the said Grantee, their successor and assigns forever.

\$142,373.00 of the consideration recited herein was paid from the proceeds of a purchase money mortgage executed simultaneously herewith.

Dated this 24th day of April, 2019

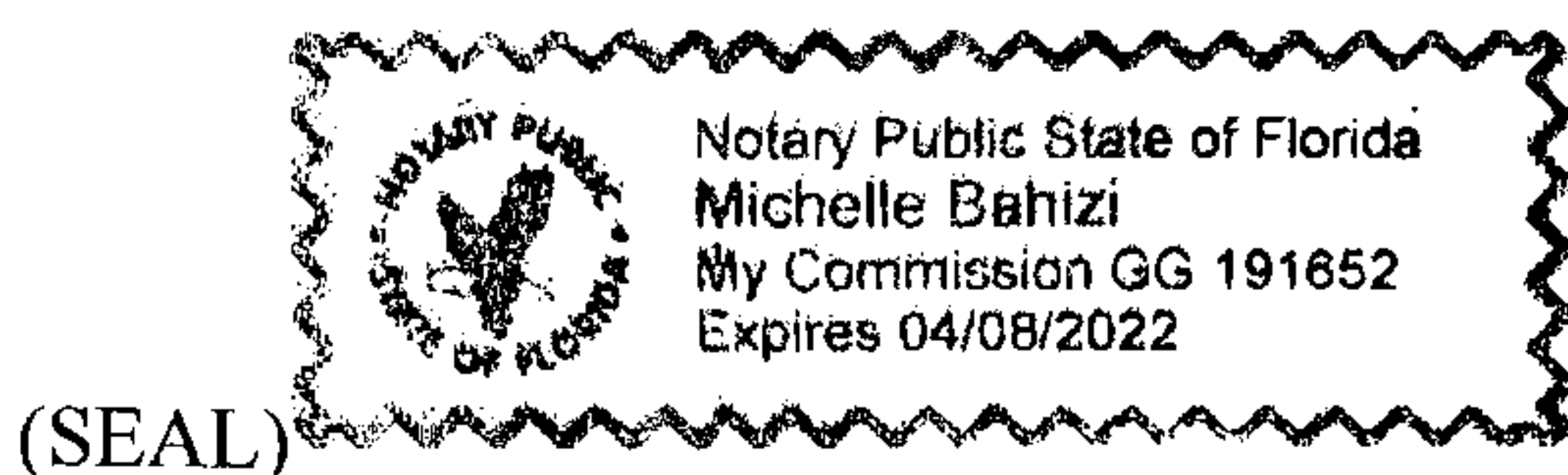
Fannie Mae a/k/a Federal National Mortgage Association by Albertelli Law, as Attorney-in-Fact, POA and Corp. Res. recorded in Instrument No. _____ Book _____, Page _____ in the Office of the Judge of Probate of _____ County, Alabama.

By: Matthew Verducci, as authorized signatory for Albertelli Law as Attorney-in-Fact for Fannie Mae a/k/a Federal National Mortgage Association.

STATE OF Florida
COUNTY OF Hillsborough

I, the undersigned, a Notary Public, in and for said County, in said State, do hereby certify that Matthew Verducci whose name as Authorized Signor for Albertelli Law acting in its capacity as Attorney-In-Fact 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 said conveyance, he/she, as such and with full authority, executed the same voluntarily for and as the act of said entity.

Given under my hand and seal, this the 24th day of April, 2019



Nichelle Bahizi
Notary Public

My commission expires:

PREPARED BY:

Bright Line Title of Alabama, LLC
Sady Mauldin
1 Independence Plaza, Suite 416
Birmingham, AL 35209
BAL18-76492

AFTER RECORDING RETURN TO:

Bright Line Title of Alabama, LLC
5404 Cypress Center Drive, Suite 150
Tampa, FL 33609



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/30/2019 12:43:52 PM
\$19.00 CHERRY
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Allen S. Bayl