

20190815000298380  
08/15/2019 04:00:41 PM  
DEEDS 1/3

Send tax notices to:

HTE Housing LLC  
9100 Keystone Crossing Suite 610  
Indianapolis, IN 46240

STATE OF ALABAMA )

COUNTY OF SHELBY )

**SPECIAL WARRANTY DEED**

**KNOWN ALL MEN BY THESE PRESENTS**, that for and in consideration of One Hundred Twenty-Five Thousand And No/100 Dollars (\$125,000.00) 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 HTE Housing LLC (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 182, ACCORDING TO THE FINAL PLAT STONE CREEK, PHASE 4, AS RECORDED IN MAP BOOK 37, PAGE 44 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**Property Address (For Informational Purposes): 175 Moss Stone Lane, Calera, AL 35040**

**TO HAVE AND TO HOLD** unto said Grantee, its 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, its successor and assigns forever.

Dated this 2nd day of August 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. 20181003000353010 Book        Page        in the Office of the Judge of Probate of SHELBY County, Alabama.

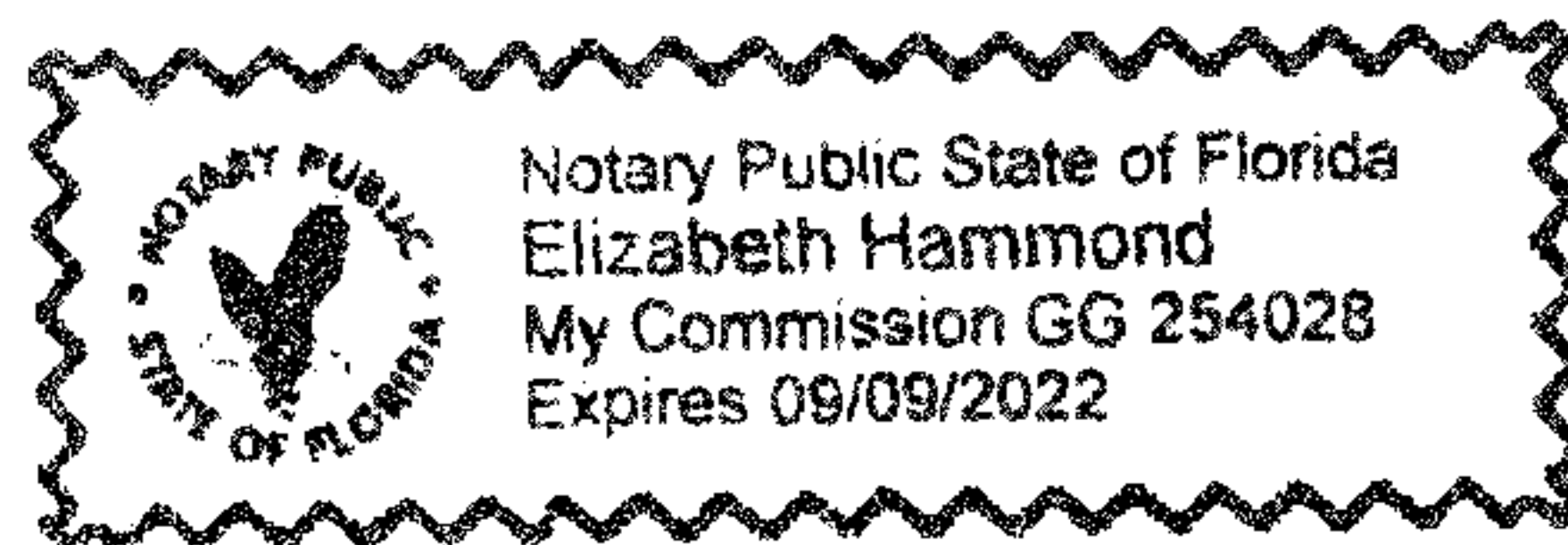
By: Matthew Verducci, as authorized signatory for Albertelli Law as Attorney-in-Fact for Fannie Mae a/k/a Federal National Mortgage Association.

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 2nd day of August, 2019.

(SEAL)



Notary Public

Elizabeth Hammond

My commission expires:

**PREPARED BY:**

Bright Line Title of Alabama, LLC  
Sady Mauldin  
1 Independence Plaza, Suite 416  
Birmingham, AL 35209  
BAL19-64936

**AFTER RECORDING RETURN TO:**

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

**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 A/K/A Federal National  
 Mailing Address Mortgage Association  
5600 Granite Parkway  
Plano, TX 75024

Grantee's Name HTE Housing, LLC  
 Mailing Address 9100 Keystone Crossing Suite 610  
Indianapolis, IN 46240

Property Address 175 Moss Stone Lane  
Calera, AL 35040  
 \_\_\_\_\_  
 \_\_\_\_\_

Date of Sale 08/07/19  
 Total Purchase Price \$ 125,000.00  
 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  
☒ 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 \_\_\_\_\_

Print Leanne G. Ward

Unattested

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 08/15/2019 04:00:41 PM  
 \$55.00 CHARITY  
 20190815000298380

(verified by)

*Allen S. Boyd*

**Form RT-1**