

State of Alabama

County of Shelby

20160805000279210

08/05/2016 02:38:47 PM

DEEDS 1/4

Send Tax Notice to:

Lidia Stahl

1222 Windsor Ct.

Alabaster, AL 35007

## SPECIAL WARRANTY DEED

*Consideration: \$85,000.*

**KNOW ALL MEN BY THESE PRESENT:** That the undersigned, **FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA**, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to it by Lidia Stahl, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said Lidia Stahl, the following described real estate, lying and being in the County of Shelby, State of Alabama, to-wit:

A part of the Northwest 1/4 of the Northwest 1/4 of Section 12, Township 20 South, Range 1 West and described as follows: Commence at the Southwest corner of said 1/4 - 1/4 Section; thence North 89 degrees 25 minutes East along the South line of said 1/4 - 1/4 Section, a distance of 325.57 feet to the point of beginning; thence continue along the last named course a distance of 191.17 feet; thence North 15 degrees 39 minutes East a distance of 392.04 feet to the Southern right of way line of Shelby County Road No. 32; said point being on a curve to the left; thence South 87 degrees 05 minutes West along the chord of said curve a distance of 355.93 feet; thence South 9 degrees 12 minutes East a distance of 366.07 feet to the point of beginning.

**TO HAVE AND TO HOLD THE** above described real estate, together with all and singular the rights, tenements, hereditaments, appurtenances and improvements thereunto belonging, or in anywise appertaining, unto the said Lidia Stahl. Said property being subject, however to ad valorem taxes due October 1, 2016; and further excepting any restrictions and easements pertaining to the above described property of record in the Probate Office of Shelby County, Alabama and the following provision.

This deed is executed without warranty or representation of any kind, express or implied, except that there are no liens or encumbrances outstanding against the property hereby conveyed which were created or suffered by the undersigned Grantor.

**IN WITNESS WHEREOF, FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA** has caused this instrument to be executed by its undersigned officer/authorized individual on this the 1 day of

August 2016

\$85,500 OF THE CONSIDERATION  
WAS PAID FROM THE PROCEEDS  
OF A MORTGAGE LOAN.

**FANNIE MAE A/K/A FEDERAL NATIONAL  
MORTGAGE ASSOCIATION ORGANIZED AND  
UNDER THE LAWS OF THE UNITED STATES OF  
AMERICA**

BY: STEPHENS MILLIRONS, P.C.

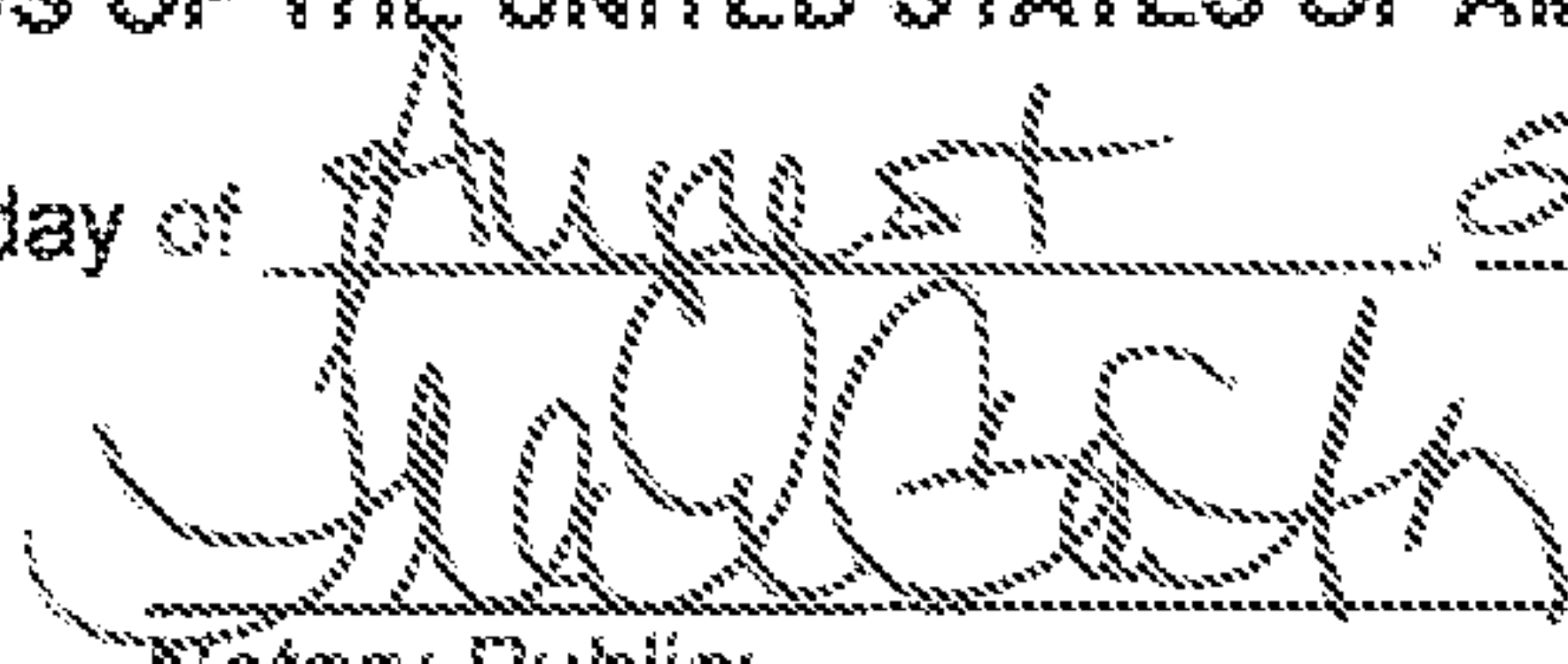
ITS ATTORNEY IN FACT

BY: Katie Bouldin (SEAL)  
Katie Bouldin  
Secretary

State of Alabama )  
:  
County of Madison )

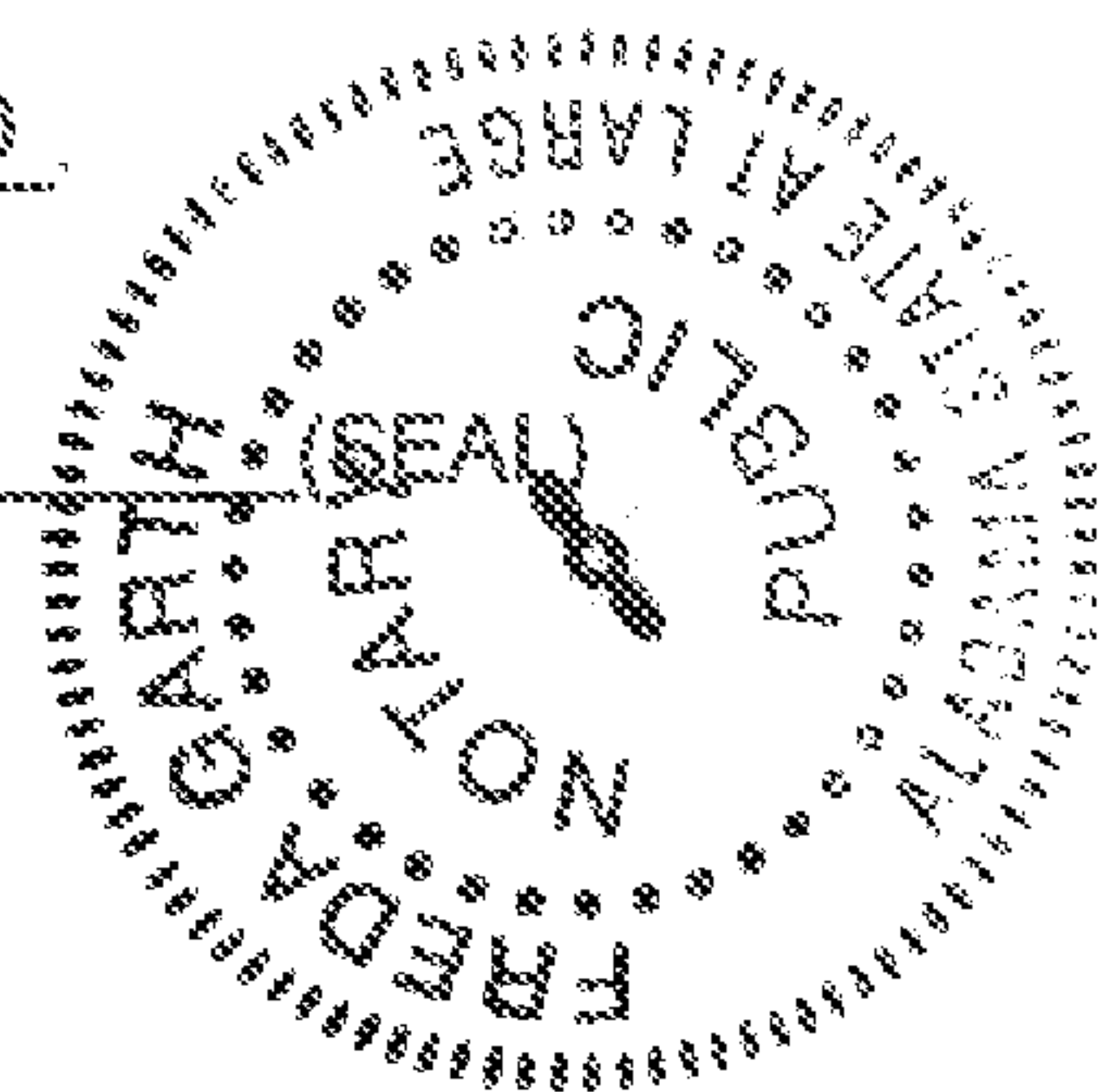
I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that before me, Katie Bouldin, authorized signer of STEPHENS MILLIRONS, P.C., as Attorney-in-Fact and/or agent of FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, on behalf of said federal chartered corporation organized and existing under the laws of the United States and 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 officer and with full authority, executed the same voluntarily for and as the act of said corporation in its capacity as Attorney-in-Fact for FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA.

Given under my hand and seal this the 1 day of August 2016.



Notary Public:

My Commission Expires: 8/20/19



POA recorded in Shelby, Alabama Probate Records.

This instrument was prepared by:

STEPHENS MILLIRONS, P.C

Katie Bouldin

120 Seven Cedars Drive, Huntsville, AL 35802

Re: 754 Hwy 32, Columbiana, AL 35051

Fannie Mae, P.O. Box 650043, Dallas, TX 75265-0043

EXHIBIT "A"  
LEGAL DESCRIPTION

A part of the Northwest 1/4 of the Northwest 1/4 of Section 12, Township 20 South, Range 1 West and described as follows: Commence at the Southwest corner of said 1/4 - 1/4 Section; thence North 89 degrees 25 minutes East along the South line of said 1/4 - 1/4 Section, a distance of 325.57 feet to the point of beginning; thence continue along the last named course a distance of 191.17 feet; thence North 15 degrees 39 minutes East a distance of 392.04 feet to the Southern right of way line of Shelby County Road No. 32; said point being on a curve to the left; thence South 87 degrees 05 minutes West along the chord of said curve a distance of 355.93 feet; thence South 9 degrees 12 minutes East a distance of 366.07 feet to the point of beginning.



## Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Federal National Mortgage Association  
Mailing Address 14221 Dallas Parkway, Suite 1000  
Dallas, TX 75254  
Property Address 754 Hwy 32  
Columbiana, AL 35051

Grantee's Name Lidia Stahl  
Mailing Address 1222 Windsor Ct.  
Alabaster, AL 35007

Date of Sale \_\_\_\_\_  
Total Purchase Price \$95,000.00

or

Actual Value \_\_\_\_\_

**20160805000279210 08/05/2016 02:38:47 PM DEEDS 4/4** 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 of 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 8/1/16

Print Katie Bouldin

Sign Katie Bouldin

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
08/05/2016 02:38:47 PM  
\$33.50 CHERRY  
20160805000279210

*[Signature]*

Form RT-1