

State of Alabama
County of Shelby

20160922000346090
09/22/2016 11:29:33 AM
DEEDS 1/3

Send Tax Notice to:
Rochelle Bolton
7202 Colony Park Dr.
Birmingham, AL 35243

SPECIAL WARRANTY DEED

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 **Rochelle Bolton**, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said **Rochelle Bolton**, the following described real estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 27, according to the Survey of Cottages at Chesser, Phase I, recorded in Map Book 33, Page 45, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO STATUTORY RIGHTS OF REDEMPTION EXISTING BY VIRTUE OF THAT CERTAIN FORECLOSURE DEED RECORDED IN INSTRUMENT NUMBER 20160518000169310 IN THE OFFICE OF THE JUDGE OF PROBATE OF Shelby COUNTY, ALABAMA.

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 **Rochelle Bolton**. 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 20 day of September, 2016.

\$191,931.00
One Hundred Ninety One Thousand
Nine Hundred Thirty One dollars
of the consideration recited herein
is from the proceeds of a purchase
money mortgage of even date here with.

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

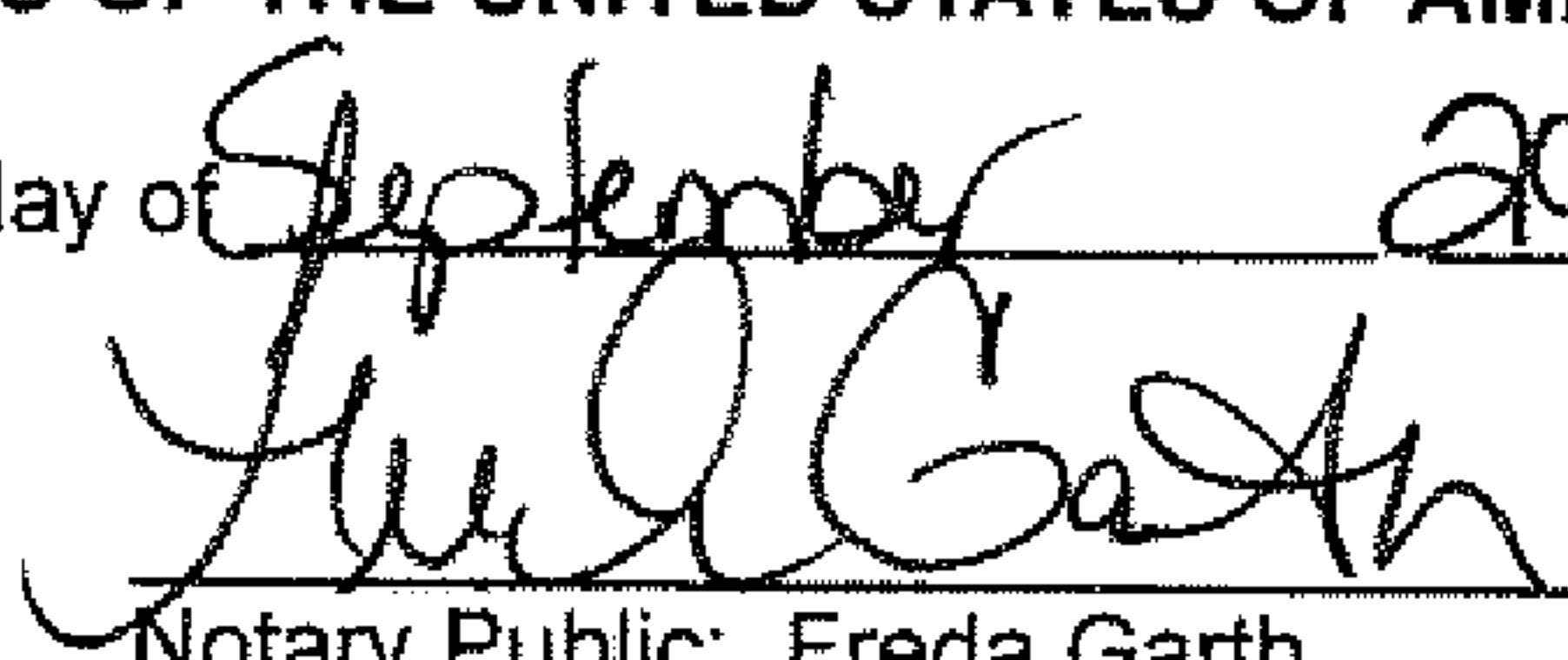
**BY: STEPHENS MILLIRONS, P.C.
ITS ATTORNEY IN FACT**

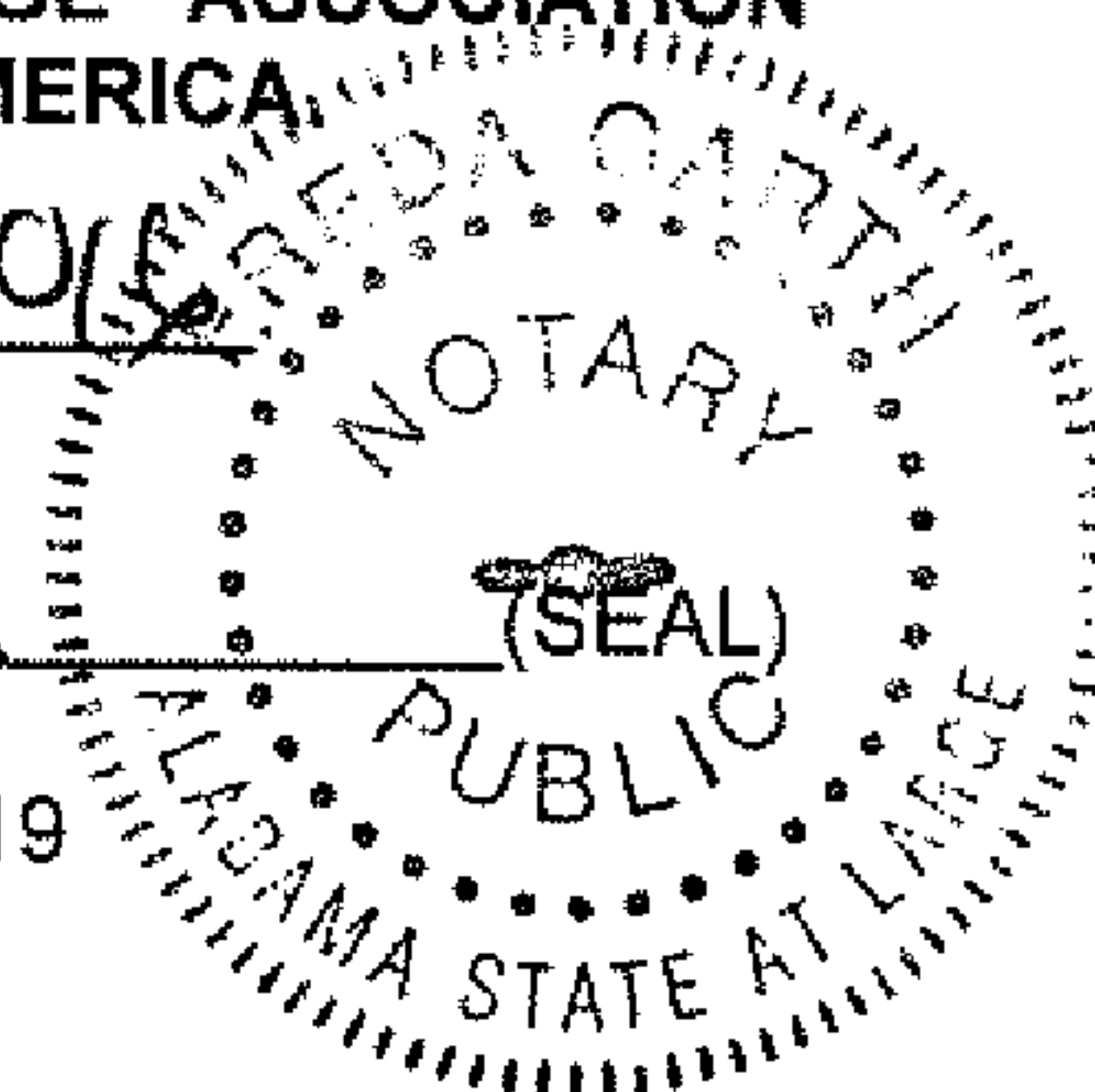
BY Katie Bouldin (SEAL)
Katie Bouldin
Secretary

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 20th day of September 2016


Notary Public: Freda Garth
My Commission Expires: 08-20-19



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: 279 Chesser Park Dr., Chelsea, AL 35043

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

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 279 Chesser Park Dr.
Chelsea, AL 35043

Grantee's Name Rochelle Bolton
Mailing Address 7202 Colony Park Dr.
Birmingham, AL 35243
Date of Sale _____
Total Purchase Price \$185,800.00
or
Actual Value _____
20160922000346090 09/22/2016 11:29:33 AM DEEDS 3/3 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 9/20/16

Print Katie Bouldin

Sign

Katie Bouldin
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/22/2016 11:29:33 AM
\$22.00 CHERRY
20160922000346090

James W. Fuhrmeister

Form RT-1