

This document prepared by:
Shannon E. Price, Esq
Kudulis, Reisinger & Price, LLC
PO Box 653
Birmingham, AL 35201

20170320000091510
03/20/2017 08:03:22 AM
DEEDS 1/4

Record and Return to:
Joshua Dewayne Bryant
441 Weatherly Club Drive
Pelham, AL 35124

STATE OF ALABAMA
COUNTY OF SHELBY

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into on this 16 day of March, 2017, by and between Fannie Mae AKA Federal National Mortgage Association organized and existing under the laws of the United States of America, PO Box 650043, Dallas, TX 75265-0043, hereinafter referred to as Grantor and Joshua Dewayne Bryant, 441 Weatherly Club Drive, Pelham, AL 35124, hereinafter referred to as Grantee.

WTNESSETH: That the said Grantor, for and in consideration of the sum of Two Hundred Forty-Four Thousand and 00/100 (\$244,000.00) Dollars, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee following described real estate located in Shelby County, Alabama:

LOT 2711, ACCORDING TO THE SURVEY OF WEATHERLY HIGHLANDS CLUB DRIVE – SECTOR 27, AS RECORDED IN MAP BOOK 27, PAGE 98, 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 the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

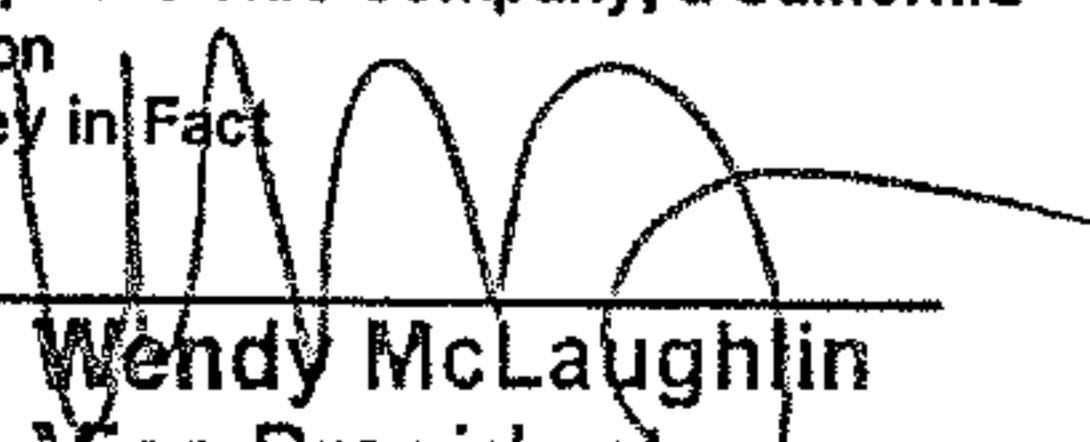
Grantor is exempt from all taxation imposed by any state, county, municipality or local taxing authority, except for real property taxes.

Thus, Grantor is exempt from any and all transfer taxes. See, 12 U.S.C 1723a (c)(2).

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IN WITNESS WHEREOF, the said Grantor have hereunto set their hands and seals on this the day and year acknowledged below.

Fannie Mae AKA Federal National Mortgage Association
By Old Republic Title Company, a California
Corporation
Its Attorney in Fact

By: 
Name: Wendy McLaughlin
Its: Vice President

STATE OF _____
COUNTY OF _____

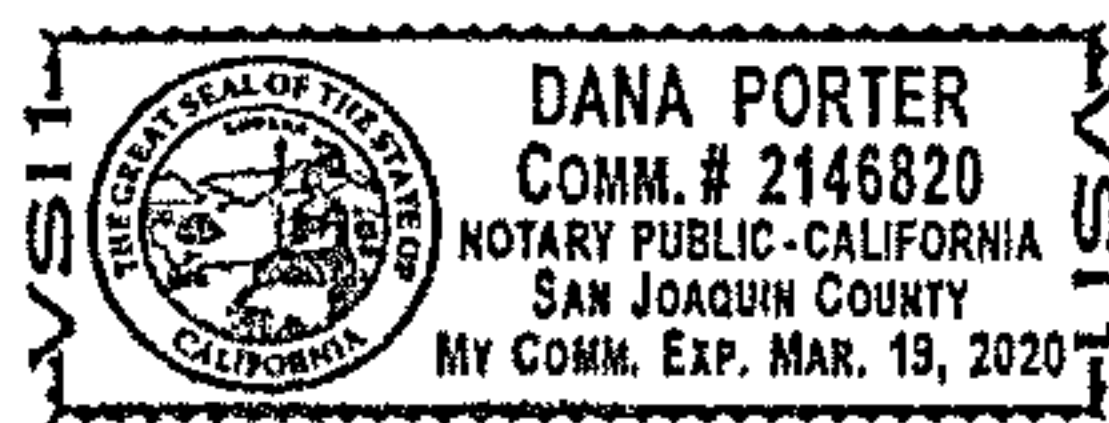
I, the undersigned, a Notary Public in and for said county and state, hereby certify that _____, whose name as _____ of Fannie Mae AKA Federal National Mortgage Association, is signed to the foregoing conveyance, and ho is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she as such office and with full authority, executed the same voluntarily for and as the act of said agency.

Given under my hand and official seal this _____ day of March, 2017.

Notary Public
My commission expires: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this Certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Joaquin } SS.Subscribed and sworn to (or affirmed) before me on this 16th day of March, 2017, byWendy McLaughlin, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

NOTARY'S SIGNATURE

PLACE NOTARY SEAL IN ABOVE SPACE

OPTIONAL INFORMATION

The information below is optional. However, it may prove valuable and could prevent fraudulent attachment of this form to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- ☐ INDIVIDUAL
☐ CORPORATE OFFICER _____ TITLE(S)
☐ PARTNER(S)
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT_____
TITLE OR TYPE OF DOCUMENT_____
NUMBER OF PAGES_____
DATE OF DOCUMENT

OTHER

ABSENT SIGNER (PRINCIPAL) IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

RIGHT
THUMBPRINT
OF
SIGNER

Top of thumbprint here

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	Grantee's Name	Joshua Dewayne Bryant
Mailing Address	PO Box 650043 Dallas, TX 75265-0043	Mailing Address	441 Weatherly Club Drive Pelham, AL 35124
Property Address	441 Weatherly Club Drive Pelham, AL 35124	Date of Sale	March 17, 2017
		Total Purchase Price	\$244,000.00
		or	
		Actual Value	
		or	
		Assessor's Market Value	

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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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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).

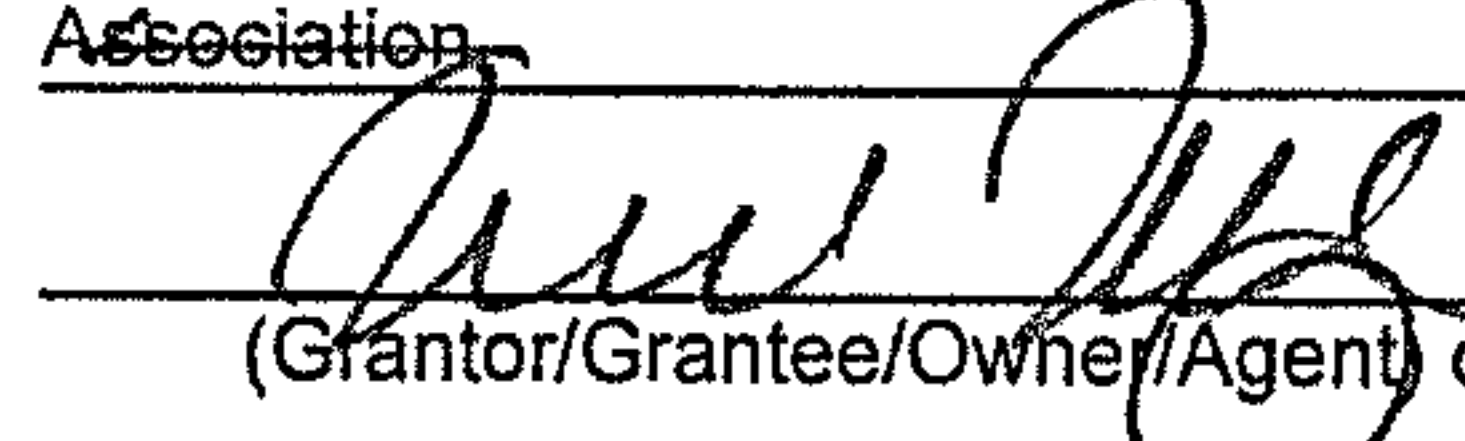
Date March 16, 2017

Unattested

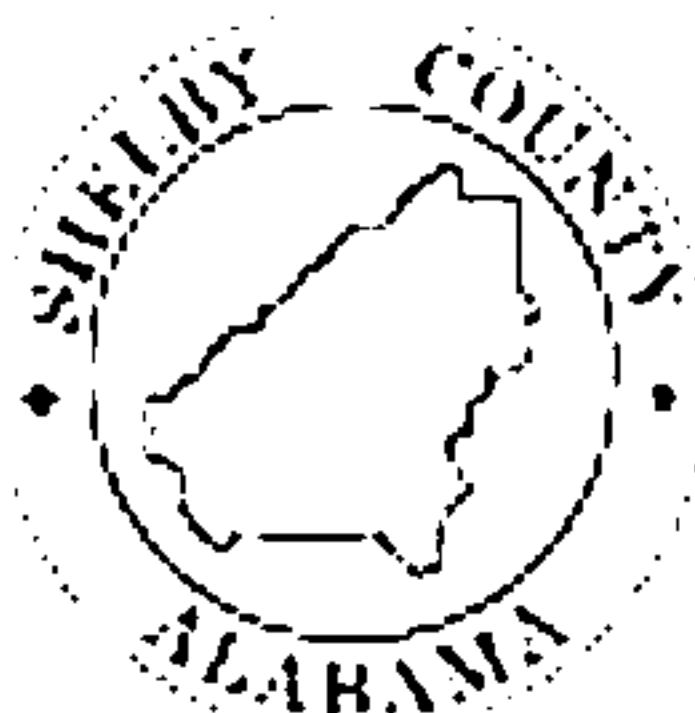

(verified by)

Print William Paul Carr
Fannie Mae aka Federal National Mortgage Association

Sign


(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/20/2017 08:03:22 AM
\$268.00 CHERRY
20170320000091510

