

NO TITLE OPINION REQUESTED, NONE RENDERED.

Prepared by:
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P.O. Box 653
Birmingham, AL 35201

Send Tax Notice To:
Shon P. Messer
1093 Inverness Cove Way
Birmingham, AL,
35242

CORPORATE STATUTORY WARRANTY DEED



20170922000346910 1/3 \$211.00
Shelby Cnty Judge of Probate: AL
09/22/2017 03:43:04 PM FILED/CERT

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of One Hundred Ninety Thousand Dollars and No Cents (\$190,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, and other good and valuable consideration, to the undersigned Fannie Mae AKA Federal National Mortgage Association organized and existing under the laws of the United States of America, whose mailing address is P. O. Box 650043, Dallas TX 75265-0043, (herein referred to as Grantor), by Shon P. Messer, whose mailing address is 1093 Inverness Cove Way, Hoover, AL 35242, (herein referred to as Grantee), in fee simple, the following described real estate, situated in Shelby County, Alabama, the address of which is 1093 Inverness Cove Way, Birmingham, AL, 35242 wit:

LOT 130-A, ACCORDING TO THE FINAL PLAT OF THE RESIDENTIAL SUBDIVISION INVERNESS COVE-PHASE 2, RESURVEY NO. 1, AS RECORDED IN MAP BOOK 36, PAGE 110, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

This conveyance is subject to outstanding ad valorem taxes, statutory rights of redemption, restrictive covenants, rights of way, easement and reservations of record that apply to the herein above described real property.

AND THE GRANTOR DOES HEREBY COVENANT with the Grantee, except as above noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through or under it, but against none other.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 20 day of September, 2017

FANNIE MAE AKA FEDERAL NATIONAL
MORTGAGE ASSOCIATION By Old Republic Title
Company, a California Corporation its Attorney in
Fact

By: Karen Sayles

Its: Vice President

State of _____
County of _____

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that
By: _____ whose name as
Its: _____ of Fannie Mae AKA Federal National Mortgage
Association, 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/they executed the same voluntarily
for and as the act of said corporation.

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

Notary Public, State of Alabama

Printed Name of Notary

My Commission Expires: _____

See attached

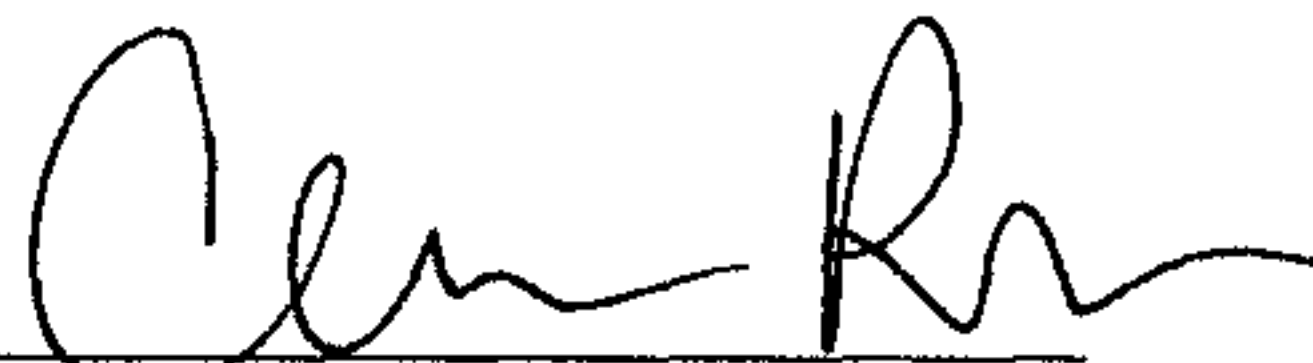
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Joaquin)

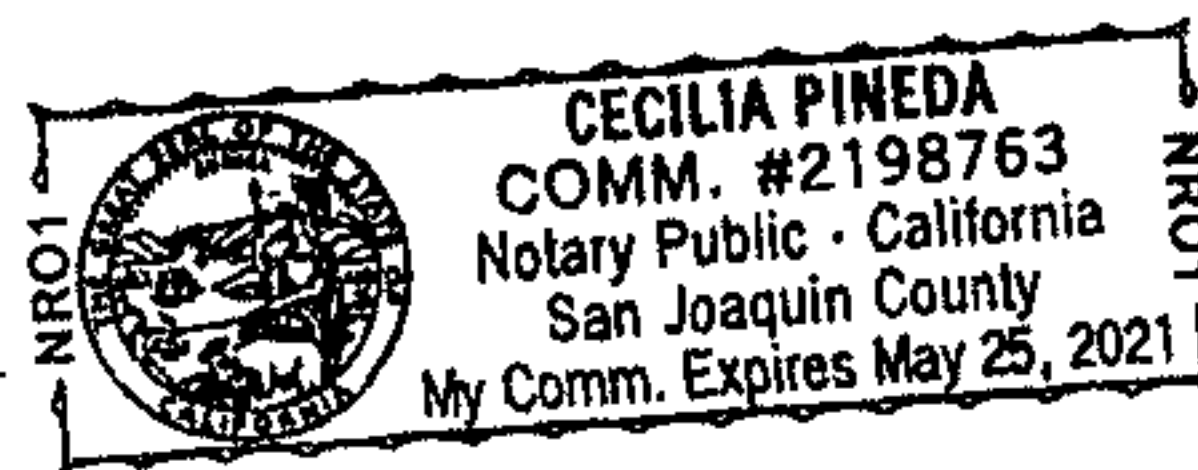
On 9/20/2017 before me, Cecilia Pineda, a Notary Public, personally appeared Karen Sayles, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.


WITNESS my hand and official seal.

Signature: 
Name: Cecilia Pineda

(Typed or Printed)



(Seal)


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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
Mailing Address 14221 Dallas Parkway, Suite 1000
Dallas, TX 75254

Grantee's Name Shon P. Messer
Mailing Address 1093 Inverness Cove Way
Hoover, AL 35242

Property Address 1093 Inverness Cove Way
Hoover, AL 35242

Date of Sale September 21, 2017
Total Purchase Price \$190,000.00

or
Actual Value _____

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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 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 September 20, 2017

Unattested

JP
(verified by)

Judge,

William Robert Cochran
Print Fannie Mae AKA Federal National Mortgage
Association

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one



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[Signature]

Form RT-1