

20180502000148530
05/02/2018 10:24:22 AM
DEEDS 1/3

This Instrument Prepared by:

Albertelli Law

Marilyn Pena

1 Independence Plaza, Suite 416

Birmingham, AL 35209

Our File Number: BAL18-61762

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number: 13 7 25 3 005 002.000

SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 30th of April, 2018, between **Fannie Mae a/k/a Federal National Mortgage Association**, having its place of business at: **P.O. Box 650043, Dallas, TX 75265-0043** here by called the grantor,

to **Cathy Sherk, An Unmarried Woman**, whose Post Office address is: **256 High Ridge Drive, Pelha, AL 35124**, hereinafter called the grantee,

WITNESSETH: That grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, aliens, remis, releases, conveys and confirms unto grantee, all that certain land situate in Shelby County, Alabama, viz:

Lot 202, according to the survey of Final Plat of High Ridge Village Phase 5, as recorded in Map Book 29, Page 132, in the Probate office of Shelby County, Alabama. APN: 13 7 25 3 005 002.000 Commonly known as: 256 High Ridge Drive, Pelham, AL 35124 "Address, as provided with application for title insurance and shown here only for reference."

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
TO HAVE AND TO HOLD the same in fee simple forever.

GRANTOR'S WILL WARRANT AND the said party of the first part does hereby covenant with the said party of the second part that, 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.

(wherever used herein the terms "grantor" and "grantee" included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation.)

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in the name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered
in the presence of:

Witness signature

Print witness name

Witness signature

Aron Ferrer

Print witness name

State of Florida

County of Hillsborough

The foregoing instrument was acknowledged before me this 30th day of April, 2018 by Judy Kane, as authorized signatory for Albertelli Law, as Attorney-in-Fact for FANNIE MAE a/k/a Federal National Mortgage Association on behalf of the company. He/she is personally known to me or who has produced Drivers License as identification.

Notary Public

Aron Ferrer

Print Notary Name

My Commission Expires: 6/30/18

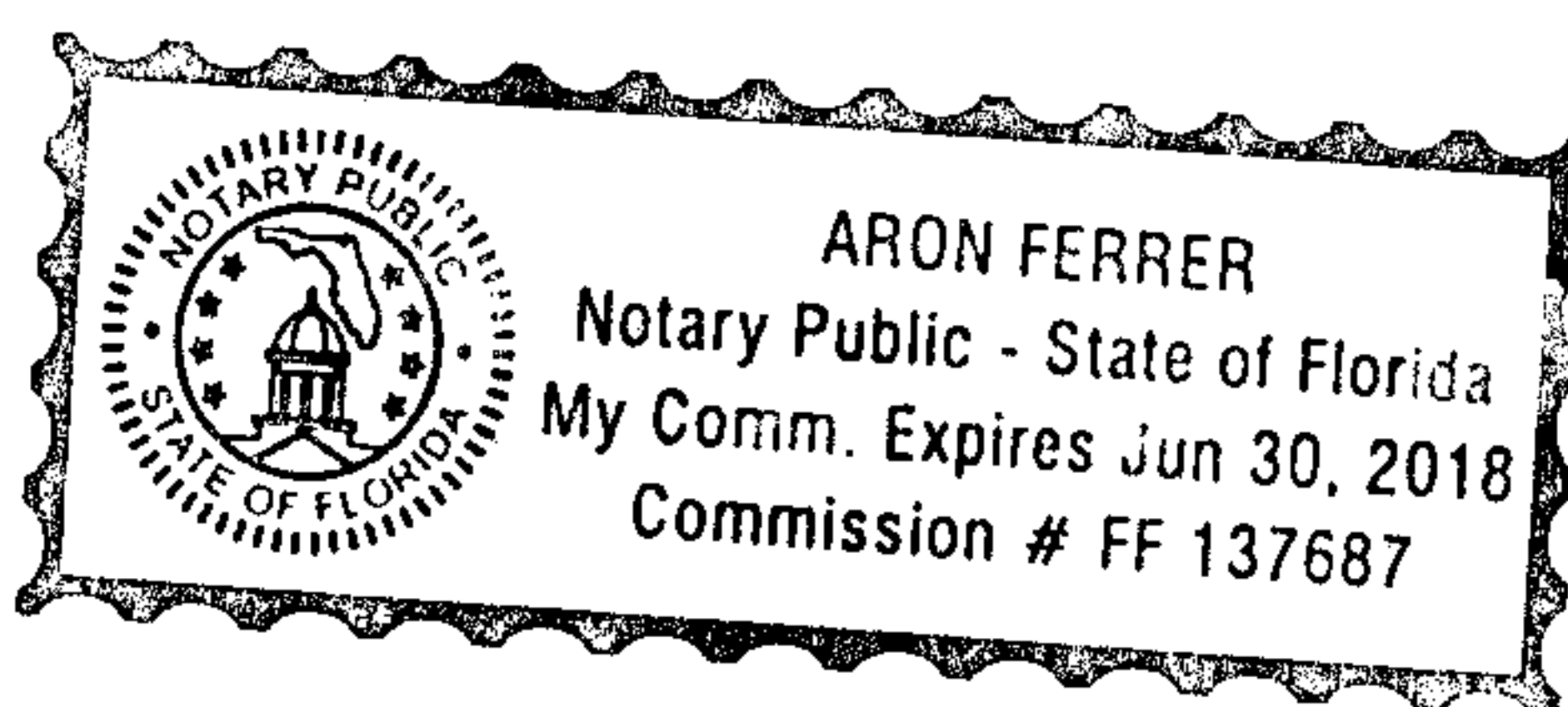
Notary Seal

Fannie Mae a/k/a Federal National Mortgage Association by Albertelli Law, as Attorney in Fact, POA and Corp. Res. recorded in O.R. Book 25325, and Pages 271 -273 of the Public Records of Hillsborough County Florida.

By: Judy Kane

Print Name: **Judy Kane, as authorized signatory for Albertelli Law, as Attorney-in-Fact for FANNIE MAE a/k/a Federal National Mortgage Association.**

Executed pursuant to a Limited Power of Attorney recorded in Deed Book 20180429000137620 (Corporate Seal)
Page 20180429000137620
County, Shelby Records



REAL ESTATE SALES VALIDATION FORM***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name:	<u>Fannie Mae A/K/A Federal</u>	Grantee's Name:	<u>Cathy Sherk</u>
Mailing Address:	<u>National Mortgage Association</u>	Mailing Address:	<u>256 High Ridge Drive</u>
	<u>Pelham, AL 35124</u>		<u>Pelham, AL 35124</u>
Property Address:	<u>256 High Ridge Drive</u>	Date of Sale:	<u>April 30, 2018</u>
	<u>Pelham, AL 35124</u>	Total Purchase Price:	<u>\$135,000.00</u>
		or	
		Actual Value:	<u>\$</u>
		or	
		Assessor's Market Value:	<u>\$</u>

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 Other | <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 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: 5/2/18

 Unattested *AW*
 (verified by)

Print: PATTIE ANGEROSA
 Sign: *Pattie Angerosa*
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 05/02/2018 10:24:22 AM
 \$22.00 JESSICA
 20180502000148530