

20180910000323190  
09/10/2018 08:49:31 AM  
DEEDS 1/3

This Instrument Prepared by:  
Albertelli Law  
Marilyn Pena  
1 Independence Plaza, Suite 416  
Birmingham, AL 35209  
Our File Number: BAL18-68756  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

After Recording Return To:  
New Owner Address & Mail Tax Statements To:  
Wade Joiner and Carla Joiner  
4 Wild Dunes  
Birmingham, AL 35242

Property Appraisers Parcel I.D. (Folio) Number: 03-9-32-0-003-121-000

### **SPECIAL WARRANTY DEED**

This Special Warranty Deed, made this 31 of August, 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 **Wade Joiner and Carla Joiner**, As Husband and Wife, whose Post Office address is: **4 Wild Dunes, Birmingham, AL 35242**, 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 121, ACCORDING TO SURVEY OF GREYSTONE RIDGE GARDEN HOMES, AS RECORDED IN MAP BOOK 16, PAGE 31, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**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

Tiffany Morefield

Print witness name

Witness signature

Latasha Howard

Print witness name

State of FLORIDA

County of Hillsborough

The foregoing instrument was acknowledged before me this 31st day of August, 2018 by Pattie Angerosa, 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

Print Notary Name

My Commission Expires: \_\_\_\_\_

Notary Seal

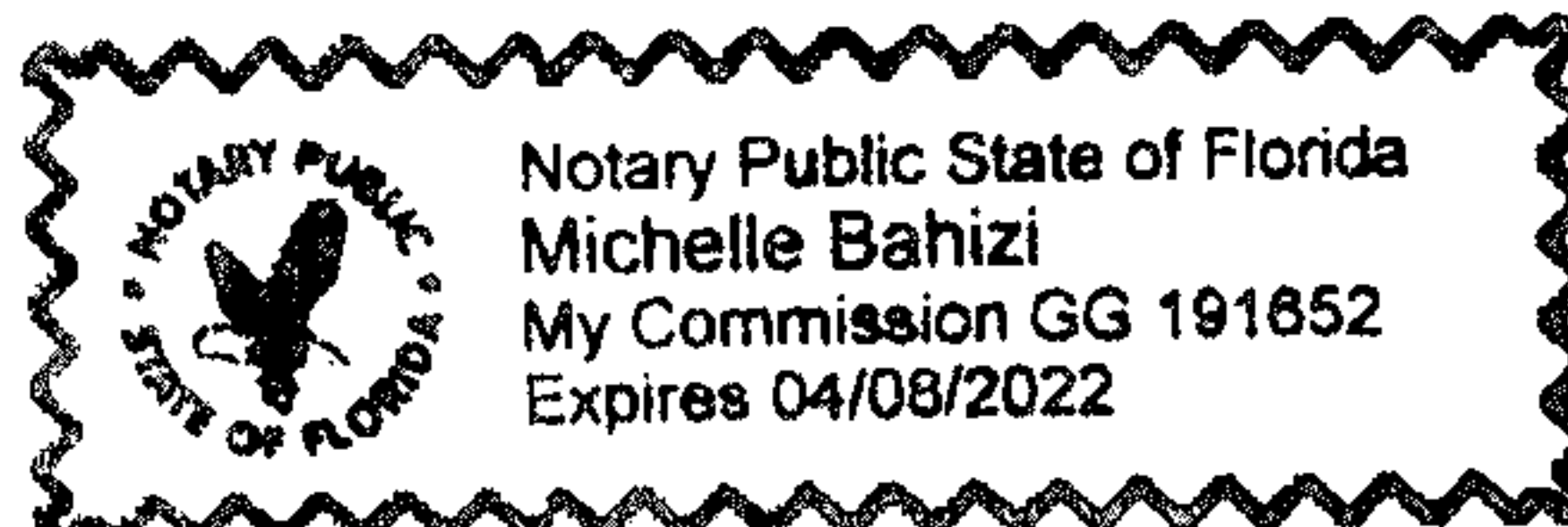
Fannie Mae a/k/a Federal National Mortgage Association by Albertelli Law, as Attorney in Fact, POA and Corp. Res. recorded in O.R. Book 25325, and Pages 271 -273 of the Public Records of Hillsborough County Florida.

By:

Print Name: Pattie Angerosa, 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 \_\_\_\_\_  
Page 2018042000137670  
County, Shelby AL Records

(Corporate Seal)



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 A/K/A Federal	Grantee's Name:	Wade Joiner and Carla Joiner
Mailing Address:	National Mortgage Association	Mailing Address:	1219 Berwick Road
	5600 Granite Parkway		Birmingham, AL 35242
	Birmingham, AL 35242		
Property Address:	1219 Berwick Road	Date of Sale:	August 31, 2018
	Birmingham, AL 35242	Total Purchase Price:	\$183,000.00
		or	
		Actual Value:	\$
		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 Other
- ☐ 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 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: 9/7/18

Unattested (verified by)

Print: Jaelyn N. Palazzolo

Sign: (Grantor/Grantee/Owner/Agent) circle one)



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/10/2018 08:49:31 AM  
\$22.00 CHERRY  
20180910000323190

Allen S. Bayl