

20180912000328670
09/12/2018 03:52:13 PM
DEEDS 1/3

This Instrument Prepared by:
Bright Line Title of Alabama, LLC

1 Independence Plaza, Suite 416
Birmingham, AL 35209
Our File Number: BAL18-67500
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel ID: (Folio) Number: 11-5-24-0-002-002-008

SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 31st, 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 Howard E. Broadwell, whose Post Office address is: 611 Mountain Laurel Court, Birmingham, AL 35244, 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 16A, ACCORDING TO A RESURVEY OF LOTS 12, 13, 14, 15, 16, 17, 18, 20, 21, 22 AND RECREATIONAL AREA OF DAVENPORT'S ADDITION TO RIVERCHASE WEST, SECTOR 2, AS RECORDED IN A MAP BOOK 8, PAGE 40, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

BEING THE SAME PROPERTY CONVEYED TO FEDERAL NATIONAL MORTGAGE ASSOCIATION BY FORECLOSURE DEED RECORDED 6/4/2018 AS DOCUMENT NUMBER 20189604900195350.

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.

DEED - Special Warranty Deed - Corporate

Signed, sealed and delivered
in the presence of:

Witness signature

Print witness name

Witness signature

Print witness name

State of ALABAMA
County of Hillsborough

The foregoing instrument was acknowledged before me this 31 day of August 2018 by Rattie Angers as authorized signatory for Bright Line Title of Alabama, LLC 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
Bright Line Title of Alabama, LLC as Attorney in Fact

By:

Print Name:

as
authorized signatory for Bright Line Title of Alabama,
LLC as Attorney-in-Fact for FANNIE MAE a/k/a Federal
National Mortgage Association

(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
 Mailing Address 5600 Granite Parkway
Plano, TX 75024

Grantee's Name Howard E. Broadwell
 Mailing Address 749 Bailey Brook Circle
Birmingham, AL 35244

Property Address 611 Mountain Laurel Court
Birmingham, AL 35244

Date of Sale 08/31/2018
 Total Purchase Price \$ 150,000.00

or
 Actual Value \$

or
 Assessor's Market Value \$



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/12/2018 03:52:13 PM
 \$22.00 CHERRY
 20180912000328670

Allen S. Boyd

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 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 _____

Print Leanne G. Ward

☐ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one