

20181008000357580
10/08/2018 08:02:20 AM
DEEDS 1/3

This Instrument Prepared by:
Albertelli Law
Kathryn Cassidy
1 Independence Plaza, Suite 416
Birmingham, AL 35209
Our File Number: BAL18-67497
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: 07 5 15 1 002 011.000

SPECIAL WARRANTY DEED

#148,000.

This Special Warranty Deed, made this 3rd of October 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 **Lisa E. Sims** , whose Post Office address is: **404 Phillips Drive, Vincent, AL 35178**, hereinafter called the grantee,

W I T N E S S E T H: 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:

FROM THE SOUTHEAST CORNER OF WEST HALF OF NORTHEAST QUARTER OF SECTION FIFTEEN, TOWNSHIP NINETEEN SOUTH, RANGE TWO EAST RUN N 31 DEGREES 34 MINUTES W 1,469.2 FEET TO AN IRON STAKE ON THE EASTERLY SIDE OF A PUBLIC ROAD; THENCE N 63 DEGREES 01 MINUTES E 250.0 FEET TO AN IRON STAKE, THE POINT OF BEGINNING OF LANDS HEREIN-DESCRIBED; THENCE CONTINUE ALONG LAST NAMED COURSE A DISTANCE OF 210 FEET TO A STAKE; THENCE N 26 DEGREES 59 MINUTES W 415.1 FEET TO A STAKE; THENCE S 63 DEGREES 01 MINUTES W 210 FEET TO A STAKE; THENCE S 26 DEGREES 59 MINUTES E 415.1 FEET TO POINT OF BEGINNING; BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION FIFTEEN, TOWNSHIP NINETEEN SOUTH, RANGE TWO EAST, SHELBY COUNTY, ALABAMA.

AND

FROM THE SOUTHEAST CORNER W 1/2 OF NE 1/4 OF SEC. 15, TWP 19 SOUTH, RANGE 2 EAST, RUN N 31 DEGREES 34 MINUTES 1,469.2 FEET TO AN IRON STAKE ON THE EASTERLY SIDE OF A PUBLIC ROAD, THE POINT OF BEGINNING OF LANDS HEREIN DESCRIBED; THENCE N 63 DEGREES 01 MINUTES E 250.0 FEET; THENCE N 26 DEGREES 59 MINUTES W 415.1 FEET; THENCE S 63 DEGREES 01 MINUTES W 250.0 FEET TO NORTHEASTERLY BOUNDARY SAID PUBLIC ROAD; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG BOUNDARY OF SAID ROAD, FOLLOWING THE ARC OF A CURVE, CONCAVE SOUTHWESTERLY, 430 FEET TO POINT OF BEGINNING; BEING A PART OF THE W 1/2 OF NE 1/4 OF SEC. 15, TWP. 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA, AND CONTAINING TWO ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO FEDERAL NATIONAL MORTGAGE ASSOCIATION BY FORECLOSURE DEED RECORDED 6/20/2018 AS DOCUMENT NUMBER 20180620000218660.

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:

K Cassidy
Witness signature

Kathryn Cassidy
Print witness name

Typhyn
Witness signature

Tiffany Monardell
Print witness name

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me this 3rd day of October 2018, by Jaclyn Palazzolo, 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.

K Cassidy
Notary Public

Print Notary Name

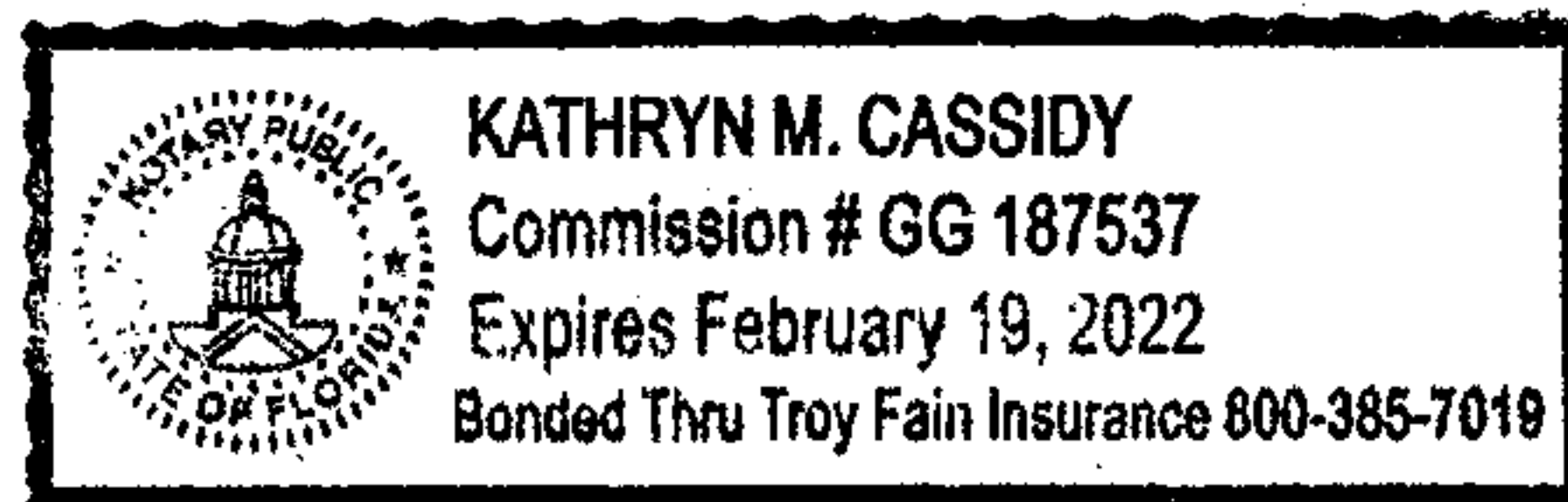
My Commission Expires: 2/19/22

Notary Seal

Fannie Mae a/k/a Federal National Mortgage Association by Albertelli Law as Attorney in Fact, POA and Corp. Res. recorded in OR Instrument Number 2018100300353010 of the Public Records of Shelby County Alabama.

By: [Signature]
Print Name: Jaclyn Palazzolo as authorized signatory for Albertelli Law 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 A/K/A Federal
 Mailing Address: National Mortgage Association
5600 Granite Parkway
Plano, TX 75024

Grantee's Name: Lisa E. Sims
 Mailing Address: 404 Phillips Drive
Vincent, AL 35178

Property Address: 404 Phillips Drive
Vincent, AL 35178

Date of Sale: October 3, 2018
 Total Purchase Price: \$148,000.00
 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).

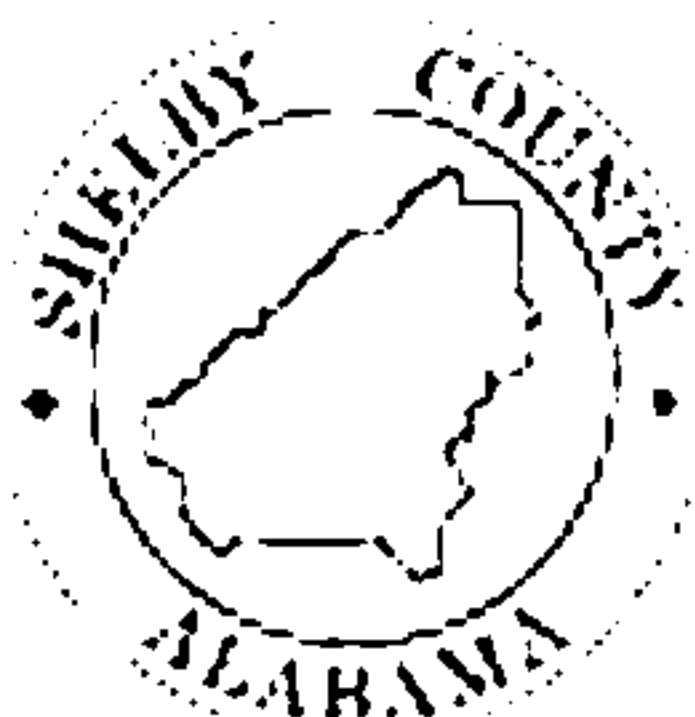
I attest, to the best of my knowledge and belief that the information contained in this document is true and
 accurate. I further understand that any false statements claimed on this form may result in the imposition of the
 penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: 10/5/18

Print: Jacyln W. Palazrob

Unattested [Signature]
 (verified by)

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



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/08/2018 08:02:20 AM
 \$22.00 CHERRY
 20181008000357580

Alex S. Bayl