

This instrument prepared by:  
Jeff G. Underwood, Attorney  
Sirote & Permutt, P.C.  
2311 Highland Avenue South  
Birmingham, Alabama 35205

Send Tax Notice to:  
Byrom Building Corp.

*126 Chestnut Dr.*  
*Alabaster, AL 35007*

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Sixty-Eight Thousand And 00/100 (\$168,000.00) to the undersigned, Fannie Mae aka Federal National Mortgage Association, by First American Title Insurance Company, as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Byrom Building Corp., (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

All that parcel of Land in City of Alabaster, Shelby County, State of Alabama, being known and designated as Lot 8, according to the Survey of Harvest Ridge Subdivision, First Sector, as recorded in Map Book 12, Page 48, Shelby County, State of Alabama.

Being the same property as conveyed to Timothy Dawson Davis and Terry Y. Davis, husband and wife, as joint tenants with rights of survivorship by fee simple deed from Allen J. Smith and Brenda A. Smith, husband and wife as set forth in Instrument Number 20050201000049790 dated 01/28/2005 and recorded 02/01/2005, Shelby County Records, State of Alabama.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
3. Restrictive covenant as recorded in Book 189 Page 171.
4. Easements, rights of ways, restrictions, covenants, conditions, reservations and limitations affecting the land.
5. Restrictions as shown on recorded plat.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the  
\_\_\_\_ day of November, 2018.

Fannie Mae aka Federal National Mortgage  
Association  
By First American Title Insurance Company, as  
Attorney in Fact

By J. Tillet  
Its Authorized Signer

STATE OF California  
COUNTY OF San Bernardino

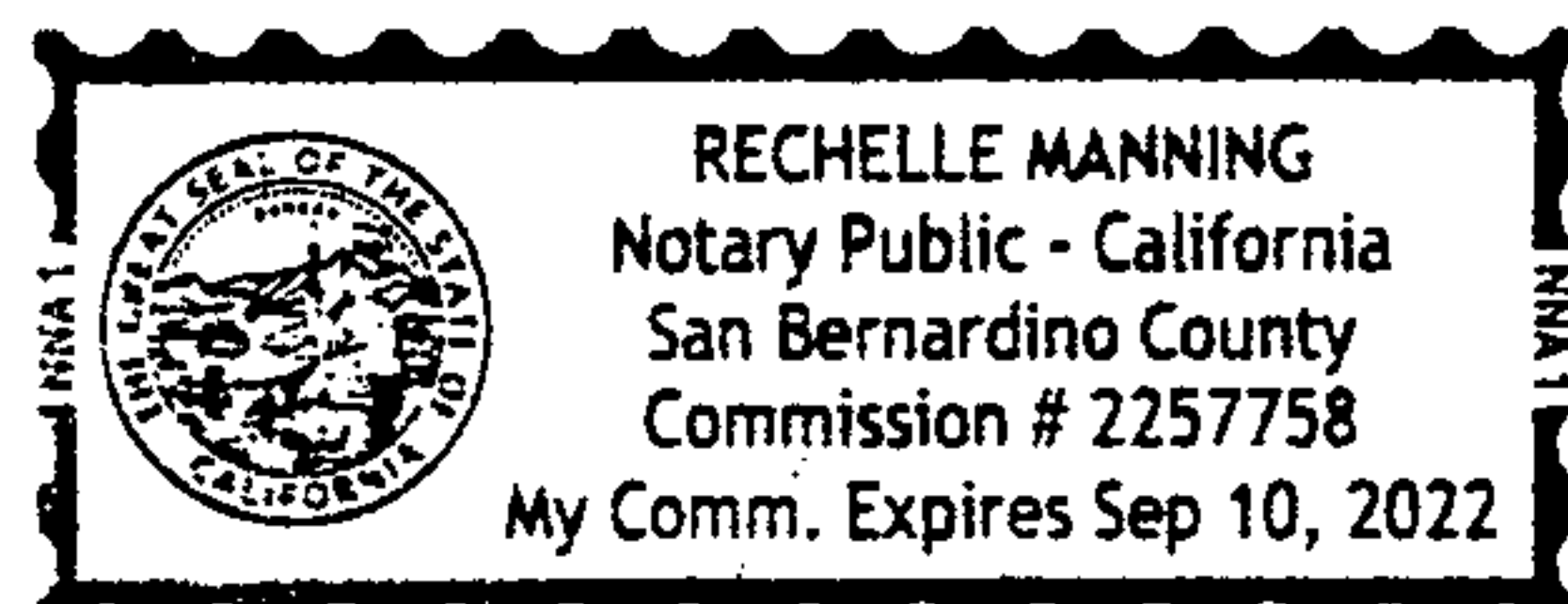
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
Jennifer Tillet, whose name as Authorized Signer  
of First American Title Insurance Company, as Attorney in Fact for Fannie Mae aka Federal  
National Mortgage Association, is signed to the foregoing conveyance, and who is known  
to me, acknowledged before me on this day that, being informed of the contents of the  
conveyance, he/she, as such officer and with full authority, executed the same voluntarily  
for and as the act of said association, acting in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 1 day of November, 2018.

Rechele Manning  
NOTARY PUBLIC  
My Commission Expires: 9-10-22  
AFFIX SEAL

2017-000695

A170743  
Seller's Address:  
Fannie Mae  
PO Box 650043  
Dallas, TX 75265-0043



20181127000414820 11/27/2018 12:44:22 PM DEEDS 3/3  
REAL ESTATE SALES VALIDATION FORM

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1  
Grantor Name: **Federal National Mortgage Association**

Mailing Address: **126 Chestnut Drive  
Alabaster, Alabama, 35007**

Date of Sale: **November 19th, 2018**

Property Address: **126 Chestnut Drive  
Alabaster, Alabama, 35007**

Total Purchase Price: **\$168,000.00**

Or

Actual Value: \$ \_\_\_\_\_

Or

Assessor's Market Value: \$ \_\_\_\_\_

Grantee Name: **Byrom Building Corp.**

Mailing Address: **purchasers add**

**purchasers city, purchasers state, purchaser zip**

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

☐ Appraisal

☐ Sales Contract

☐ Other \_\_\_\_\_

☒ 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 Section 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 Section 40-22-1 (h).

Date: \_\_\_\_\_

Print: David Condon

\_\_\_\_\_  
(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  
11/27/2018 12:44:22 PM  
\$189.00 CHARITY  
20181127000414820

Allen S. Bayl