

20190212000045560
02/12/2019 01:02:17 PM
DEEDS 1/3

INVESTOR NUMBER: 1708273117

TIAA, FSB d/b/a TIAA Bank f/n/a EverBank CM #: 438802
MORTGAGOR(S): Gail M. Ferguson and James H. Ferguson, wife and husband

Grantee's Address:
FANNIE MAE
PO BOX 650043
Dallas, TX 75265-0043

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Five Hundred Dollars (\$500.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, **TIAA, FSB d/b/a TIAA Bank f/k/a EverBank**, does hereby grant, bargain, sell, and convey unto Grantee, **Fannie Mae a/k/a Federal National Mortgage Association, organized and existing under the laws of the United States of America**, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 362, according to the Survey of Waterford Highlands, Sector 1
as recorded in Map Book 27, Page 137 in the Probate Office of
Shelby County, Alabama.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

Executed on this 13 day of November, 2018.

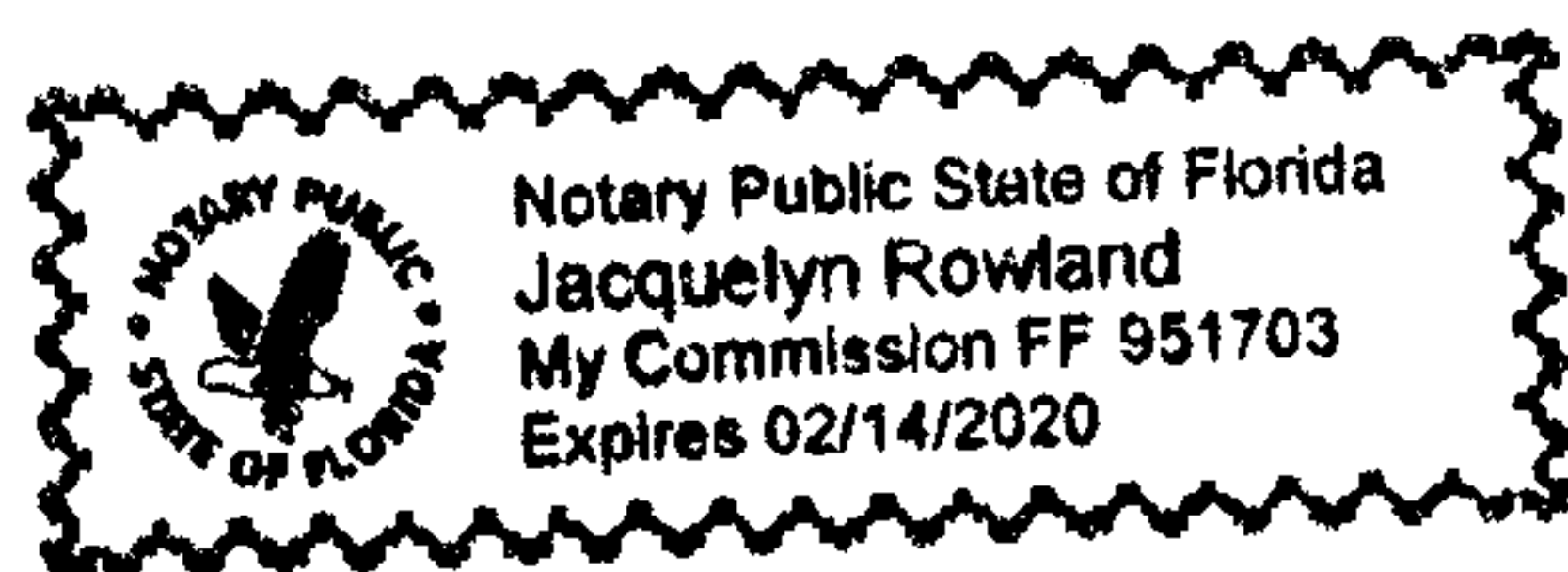
TIAA, FSB D/B/A TIAA BANK F/K/A EVERBANK

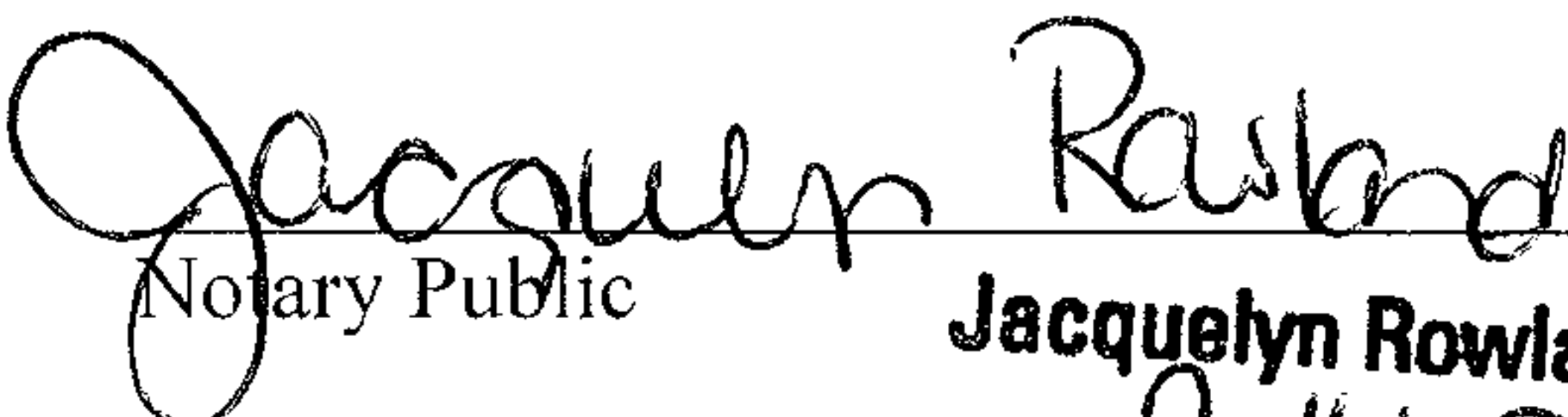
By:  **Michael Olive**
Its: **Assistant Vice President**

STATE OF Florida)
COUNTY OF Duval)

I, **Michael Olive**, a Notary Public in and for said County in said State, hereby certify that **Assistant Vice President**, whose name as **Assistant Vice President** of TIAA, FSB d/b/a TIAA Bank f/k/a EverBank, 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 entity.

Given under my hand this the 13 day of November, 2018.




Notary Public **Jacquelyn Rowland**
My Commission Expires: 2-14-2020

THIS INSTRUMENT PREPARED BY:

Caroline E. Walker
Sirote & Permutt, P.C.
2311 Highland Avenue South
P. O. Box 55727
Birmingham, AL 35255-5727
Sirote File # 438802

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>TIAA, FSB d/b/a TIAA Bank f/k/a EverBank</u>	Grantee's Name	<u>Federal National Mortgage Association</u>
Mailing Address	<u>c/o TIAA, FSB d/b/a TIAA Bank f/k/a EverBank</u> <u>301 West Bay Street</u> <u>Jacksonville, FL 32202</u>	Mailing Address	<u>5600 Granite Parkway</u> <u>Building VII Plano, TX, 75024</u>
Property Address	<u>704 Waterford Lane</u> <u>Calera, AL 35040</u>	Date of Sale	<u>November 13, 2018</u>
		Total Purchase Price or Actual Value	\$ _____
		or Assessor's Market Value	\$ <u>152,400</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 type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other Assessor's Market Value
<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.

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 _____

____ Unattested

(verified by)

Print

Sign

Kayla Bates

Kayla Bates

(Grantor ☒ Grantee / Owner / ☐ Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/12/2019 01:02:17 PM
\$23.00 CHARITY
20190212000045560

Allen S. Bayl