

20190311000077810  
03/11/2019 02:41:23 PM  
DEEDS 1/3

Send tax notices to:  
Bradley & Dongqing Peak  
2524 Arbor Cove  
Hoover AL 35244

STATE OF ALABAMA )

COUNTY OF SHELBY )

**SPECIAL WARRANTY DEED**

**KNOWN ALL MEN BY THESE PRESENTS**, that for and in consideration of Two Hundred Twenty-One Thousand One Hundred Fifty And No/100 Dollars (\$221,150.00) and other good and valuable consideration to the undersigned Fannie Mae A/K/A Federal National Mortgage Association (hereinafter referred to as Grantor), in hand paid by Bradley Peak and Dongqing Peak (hereinafter referred to as the Grantee), the receipt and sufficiency whereof are hereby acknowledged. Grantor does hereby grant, bargain, sell and convey unto the said Grantee that certain real estate situated in SHELBY, Alabama being more particularly described as:

LOT 32-A, ACCORDING TO THE SURVEY OF RIVERCHASE COUNTRY CLUB AS RECORDED IN MAP BOOK 7, PAGE 114, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

**Property Address (For Informational Purposes): 1171 Riverchase Parkway W, Birmingham, AL 35244**

**TO HAVE AND TO HOLD** unto said Grantee, their successors and assigns, in fee simple, forever.

And Grantor special warrants the title to the said above described property against the lawful claims of all persons claiming by, through, and under the Grantor, but not otherwise, and Grantor shall warrant and defend the same to the said Grantee, their successor and assigns forever.



Dated this 8 day of March, 2019.

Fannie Mae a/k/a Federal National Mortgage Association by Albertelli Law, as Attorney-in-Fact, POA and Corp. Res. recorded in Instrument No. 20181003000353010 Book \_\_\_\_\_, Page \_\_\_\_\_ in the Office of the Judge of Probate of STAE LBY County, Alabama.

By: [Signature]  
**Matthew Verducci**, as authorized signatory for Albertelli Law as Attorney-in-Fact for Fannie Mae a/k/a Federal National Mortgage Association.

STATE OF FL  
COUNTY OF HILLSBOROUGH

I, the undersigned, a Notary Public, in and for said County, in said State, do hereby certify that **Matthew Verducci** whose name as Authorized Signor for Albertelli Law acting in its capacity as Attorney-In-Fact 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 said conveyance, he/she, as such and with full authority, executed the same voluntarily for and as the act of said entity.

Given under my hand and seal, this the 8 day of March, 2019.

(SEAL)



[Signature]  
Notary Public

My commission expires:

**PREPARED BY:**

Bright Line Title of Alabama, LLC  
Sady Mauldin  
1 Independence Plaza, Suite 416  
Birmingham, AL 35209  
BAL18-76676.02

**AFTER RECORDING RETURN TO:**

Bright Line Title of Alabama, LLC  
5404 Cypress Center Drive, Suite 150  
Tampa, FL 33609



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:          | Bradley Peak and Dongqing Peak |
| Mailing Address:  | National Mortgage Association | Mailing Address:         | Peak                           |
|                   | 5600 Granite Parkway          |                          | 2524 Arbor Cove                |
|                   | Plano, TX 75024               |                          | Hoover, AL 35244               |
| Property Address: | 1171 Riverchase Parkway W     | Date of Sale:            | March 8, 2019                  |
|                   | Birmingham, AL 35244          | Total Purchase Price:    | \$221,150.00                   |
|                   |                               | 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)

- |                                                          |                                    |
|----------------------------------------------------------|------------------------------------|
| <input type="checkbox"/> Bill of Sale                    | <input type="checkbox"/> Appraisal |
| <input checked="" type="checkbox"/> Sales Contract Other | <input type="checkbox"/> Other:    |
| <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.

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:      | 3/11/19       | Print: | Matt Verducci                             |
| Unattested | (verified by) | Sign:  |                                           |
|            |               |        | (Grantor/Grantee/Owner/Agent) circle one) |



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/11/2019 02:41:23 PM  
\$242.50 CHERRY  
20190311000077810

Allen S. Beal