

Send tax notices to:

DANIEL W. SLAMA
PATRICIA SLAMA
228 Edgeland Road
Vandiver AL 35176

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS, that for and in consideration of Four Hundred Ten Thousand And No/100 Dollars (\$410,000.00) 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 Daniel W Slama and Patricia Slama, with joint rights of survivorship (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:

BEGINNING AT THE SOUTHEAST CORNER OF THE SW 1/4 OF SECTION 1, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, AND RUN THENCE SOUTH 87 DEGREES 39 MINUTES 21 SECONDS WEST ALONG THE SOUTH LINE OF SAID QUARTER SECTION A DISTANCE OF 172.32 FEET TO A CORNER ON THE EASTERLY MARGIN OF A SHELBY COUNTY ROAD; THENCE RUN NORTH 39 DEGREES 41 MINUTES 06 SECONDS EAST ALONG SAID MARGIN OF SAID HIGHWAY A TANGENT DISTANCE OF 4.79 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 84 DEGREES 07 MINUTES 47 SECONDS AND A RADIUS OF 230.00 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 337.72 FEET TO THE P.O.R.C. OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 86 DEGREES 32 MINUTES 01 SECONDS AND A RADIUS OF 220.00 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 332.27 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 27 DEGREES 23 MINUTES 15 SECONDS AND A RADIUS OF 277.81 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 132.79 FEET TO THE P.T. OF SAID CURVE; THENCE RUN NORTH 69 DEGREES 30 MINUTES 41 SECONDS EAST ALONG SAID MARGIN OF SAID HIGHWAY A DISTANCE OF 100.82 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01 DEGREES 22 MINUTES 40 SECONDS AND A RADIUS OF 867.98 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 20.87 FEET TO A SET REBAR CORNER ON THE EAST LINE OF SAID QUARTER SECTION; THENCE RUN SOUTH 02 DEGREES 47 MINUTES 09 SECONDS WEST ALONG THE EAST LINE OF SAID QUARTER SECTION A DISTANCE OF 723.20 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.



20190313000081540 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
03/13/2019 03:09:26 PM FILED/CERT

Special Warranty Deed_FNMA_AL

BAL18-65370

Property Address (For Informational Purposes): 228 Edgeland Road, Vandiver, AL 35176

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 7th 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 Shelby County, Alabama.

By: 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 7th day of March 2019.

(SEAL)



Michelle Bahizi
Notary Public

My commission expires:

PREPARED BY:

Bright Line Title of Alabama, LLC
Sady Mauldin
1 Independence Plaza, Suite 416
Birmingham, AL 35209
BAL18-65370

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 aka Federal National
Mortgage Association

Mailing Address _____

Property Address 228 Edgeland Rd
Vandiver, Alabama 35176

Grantee's Name Daniel W. Slama, Patricia Slama

Mailing Address 228 Edgeland Rd
Vandiver AL 35176

Date of Sale 03/08/2019
Total Purchase Price \$410,000.00

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
☐ 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 03/08/2019

☐ Unattested _____
(verified by)

Print Daniel Slama

Sign Daniel Slama
(Grantor/Grantee/Owner/Agent) circle one



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