

Send tax notices to:

Adam Lowery

24 Dogwood Dr.

Calera AL 35040

STATE OF ALABAMA )

COUNTY OF SHELBY )

**SPECIAL WARRANTY DEED**

**KNOWN ALL MEN BY THESE PRESENTS**, that for and in consideration of One Hundred Ninety-Five Thousand And No/100 Dollars (\$195,000.00) 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 James A Lowery (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 County, Alabama being more particularly described as:

**LOT 7, ACCORDING TO THE MAP OF COUNTRY VIEW ESTATES, PHASE 1, AS RECORDED IN MAP BOOK 10, PAGE 10, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**Property Address (For Informational Purposes): 24 Dogwood Drive, Calera, AL 35040**

TO HAVE AND TO HOLD unto said Grantee, his 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, his successor and assigns forever.

(This space is left blank intentionally.)



20190319000086970 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
03/19/2019 10:06:07 AM FILED/CERT

Dated this 14 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: [Signature]  
Judyn Palazzolo, as authorized signatory for Albertelli Law as Attorney-in-Fact for Fannie Mae a/k/a Federal National Mortgage Association.

STATE OF Florida  
COUNTY OF Hillsborough

I, the undersigned, a Notary Public, in and for said County, in said State, do hereby certify that Judyn Palazzolo 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 14 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  
BAL18-61339

**AFTER RECORDING RETURN TO:**

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

20190319000086970 2/3 \$22.00  
Shelby Cnty Judge of Probate: AL  
03/19/2019 10:06:07 AM FILED/CERT

## 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 National Mortgage Association	Grantee's Name	Adam Lowery
Mailing Address	5600 Granite Parkway Plano, TX 75024	Mailing Address	24 Dogwood Dr. Calera, AL 35040
Property Address	24 Dogwood Dr. Calera, AL 35040	Date of Sale	March 15, 2019
		Total Purchase Price	\$195,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<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 of 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 March 15, 2019

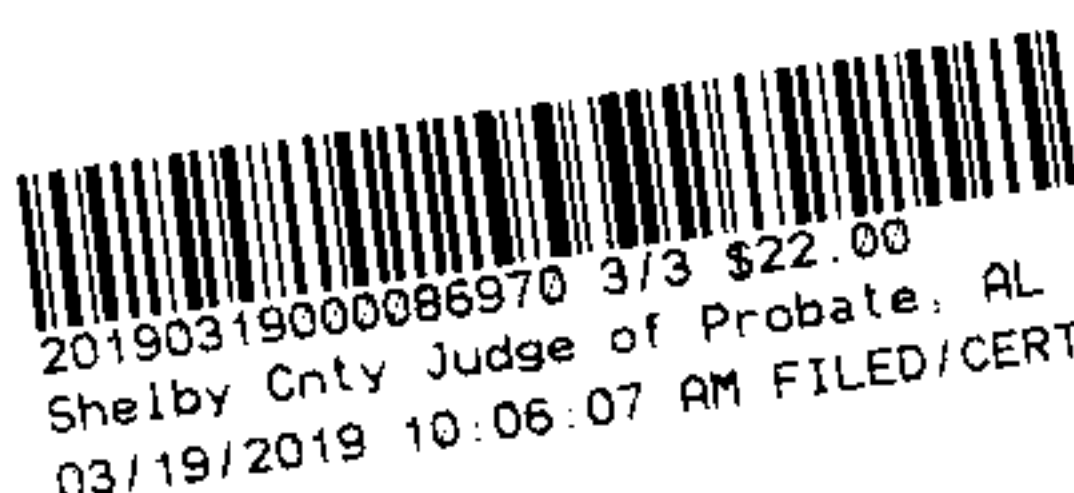
Print Adam Lowery

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Form RT-1