

20190827000314700
08/27/2019 11:13:13 AM
DEEDS 1/4

Send tax notices to:
J T Howard and Keri Shaw Howard
335 Highway 435
Columbiana, AL 35051

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS, that for and in consideration of One Hundred Fifty-Three Thousand And No/100 Dollars (\$153,000.00) 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 J T Howard and Keri Shaw Howard (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:

See Attached Exhibit A for Legal Description.

Property Address (For Informational Purposes): 335 Highway 435, Columbiana, AL 35051

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 23 day of AUGUST, 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. 2018003000353010 Book _____, Page _____ in the Office of the Judge of Probate of SHELBY County, Alabama.

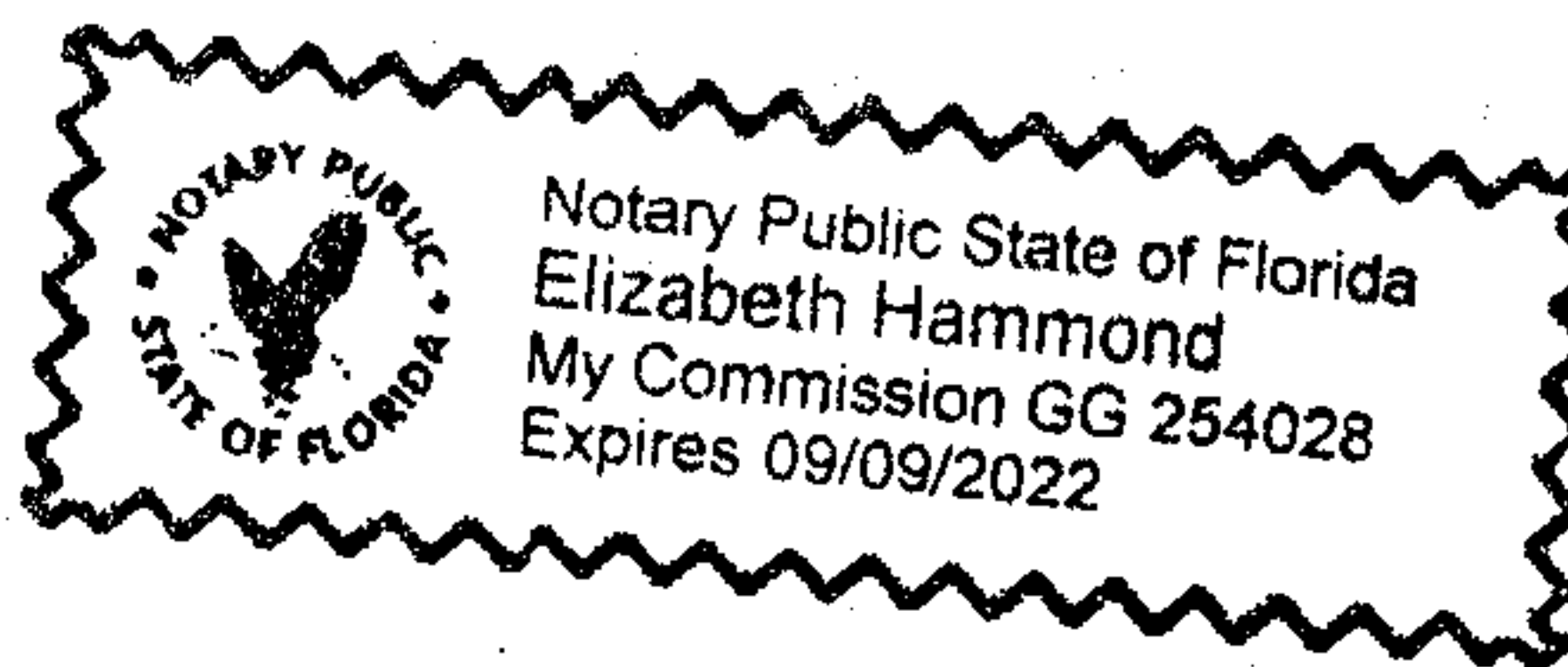
By: [Signature]
Matthew Verducci, as authorized signatory for Albertelli Law as Attorney-in-Fact for Fannie Mae a/k/a Federal National Mortgage Association.

STATE OF FL
COUNTY OF HUSBAND

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 23 day of AUGUST, 2019.

(SEAL)



[Signature]
Notary Public Elizabeth Hammond
My commission expires:

PREPARED BY:
Bright Line Title of Alabama, LLC
Sady Mauldin
1 Independence Plaza, Suite 416
Birmingham, AL 35209
BAL18-68872.02

AFTER RECORDING RETURN TO:
Bright Line Title of Alabama, LLC
5404 Cypress Center Drive, Suite 150
Tampa, FL 33609

EXHIBIT A-LEGAL DESCRIPTION

Commence at the northeast corner of the NW 1/4 of the SE 1/4 of Section 21, Township 21 South, Range 1 East, Shelby County, Alabama and run thence westerly along the north line of said quarter-quarter a distance of 716.10 feet to a point; thence turn 91 degrees 25 minutes 36 seconds left and run southerly a distance of 235.96 feet to a point on the south right of way line of Shelby County Road No. #435 and the point of beginning of the property being described; thence continue along last described course 425.74 feet to a point; thence turn 89 degrees 15 minutes 32 seconds left and run easterly 124.80 feet to a point; thence turn 90 degrees 04 minutes 19 seconds left and run northerly 439.85 feet to a point on the same said south right of way line of same said highway NO. #435; thence turn 96 degrees 09 minutes 05 seconds left and run west-southwesterly along said right of wayline 130.53 feet to the point of beginning. According to the survey of Rodney Y. Shiflett, Al. Reg. #21784, dated January 17, 1998.

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
 Mailing Address: National Mortgage Association
5600 Granite Parkway
Plano, TX 75024

Grantee's Name: J T Howard and Keri Shaw
 Mailing Address: Howard
335 Highway 435
Columbiana, AL 35051

Property Address: 335 Highway 435
Columbiana, AL 35051

Date of Sale: August 23, 2019
 Total Purchase Price: \$153,000.00
 or
 Actual Value: \$
 or
 Assessor's Market Value: \$



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/27/2019 11:13:13 AM
 \$29.00 CHERRY
 20190827000314700

Allen S. Bayl

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: 8/27/19

Print: Judyn Palazzolo

Unattested *AW*
 (verified by)

Sign: *[Signature]*
 (Grantor/Grantee/Owner/Agent) circle one)