

20191213000461720
12/13/2019 10:49:35 AM
DEEDS 1/3

Send tax notices to:

WCB Realty Co, LLC
900 Parkway East
Birmingham, AL 35206
TVL1900635

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS, that for and in consideration of One Hundred Sixty-Three Thousand Nine Hundred Ninety-Six And 60/100 Dollars (\$163,996.60) 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 WCB Realty Company LLC (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.

*163,996.00 OF the above consideration was paid by a mortgage
being recorded simultaneously herewith.
Property Address (For Informational Purposes): 805 Waterford Cove Lane, Calera, AL
35040

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

Dated this 21 day of November, 2019.

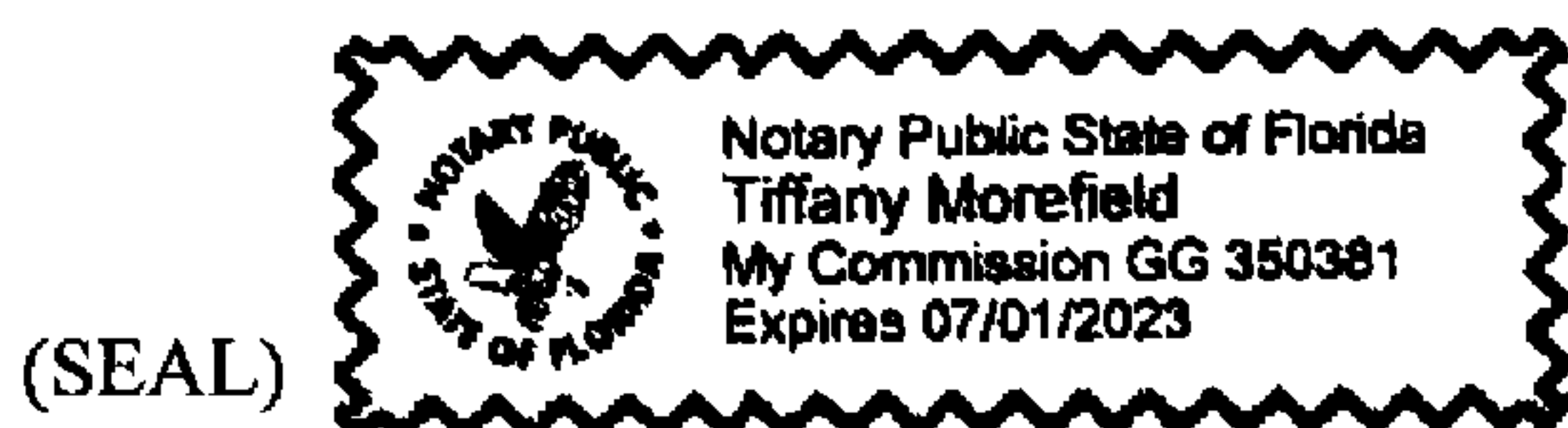
Fannie Mae a/k/a Federal National Mortgage Association by Albertelli Law, as Attorney-in-Fact, POA and Corp. Res. recorded in Instrument No. 2018100300635301D Book , Page in the Office of the Judge of Probate of Shelby County, Alabama.

By: [Signature]
Matthew Verduccias 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 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 21 day of November 2019



[Signature]
Notary Public
My commission expires:

PREPARED BY:
Bright Line Title of Alabama, LLC
Sady Mauldin
1 Independence Plaza, Suite 416
Birmingham, AL 35209
BAL19-68861

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

Exhibit A -Legal Description

Lot 700, according to the Survey of Waterford Cove-Secor 3, Phase 2, as recorded in Map Book 34, Page 34, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/13/2019 10:49:35 AM
\$29.00 CATHY
20191213000461720

Allen S. Bayl