

20191220000472940  
12/20/2019 11:01:11 AM  
DEEDS 1/4

Send tax notices to:  
Robby and Melany Rogers

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206 Highland Ridge CV

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Chelsea, AL 35043

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STATE OF ALABAMA )

COUNTY OF SHELBY )

**SPECIAL WARRANTY DEED**

**KNOWN ALL MEN BY THESE PRESENTS**, that for and in consideration of Three Hundred Eighty-Nine Thousand Nine Hundred Ninety-Five And No/100 Dollars (\$389,995.00) 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 Robby R. Rogers and Melany S. Rogers, husband and wife, as joint tenants with 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 County, Alabama being more particularly described as:

**See Attached Exhibit A for Legal Description.**

**Property Address (For Informational Purposes): 655 Mountain View Lane, Columbiana, AL 35051**

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

**\$369,995.00 of the proceed for this purchase comes from a purchase money mortgage being executed simultaneously herewith**

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 12<sup>th</sup> day of Dec, 2019.

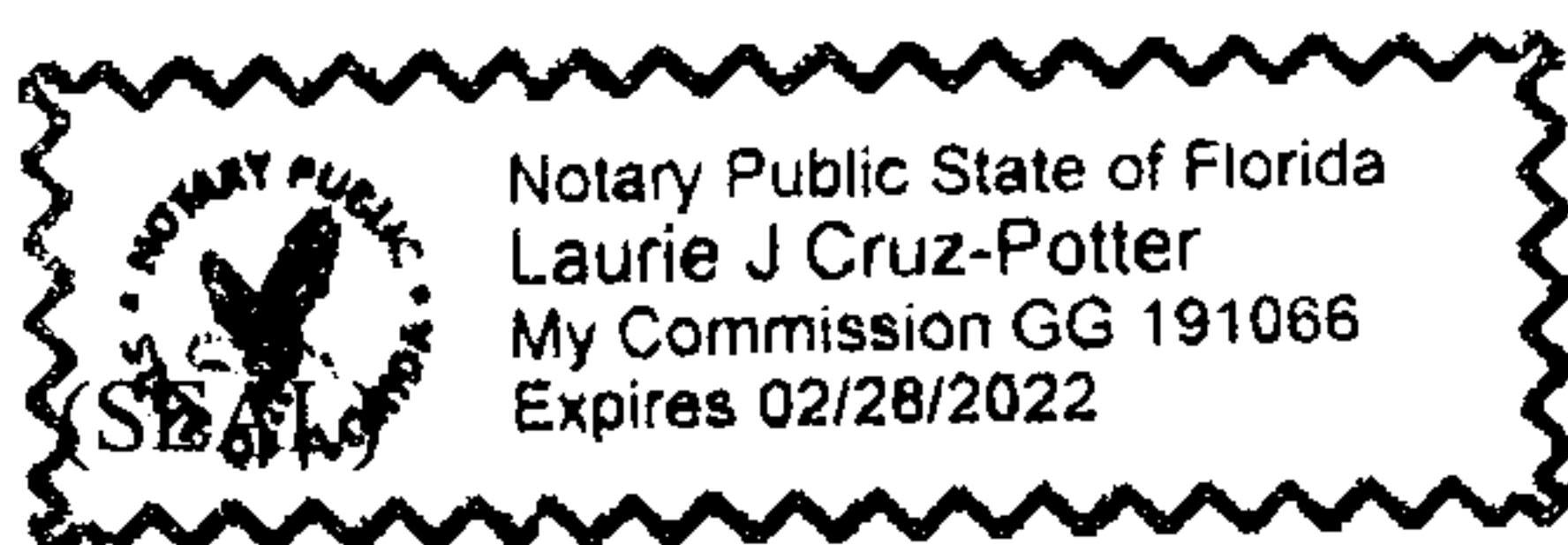
Fannie Mae a/k/a Federal National Mortgage Association by Albertelli Law, as Attorney-in-Fact, POA and Corp. Res. recorded in Instrument No. 20181003000353010 Book \_\_\_\_\_, Page \_\_\_\_\_ in the Office of the Judge of Probate of Shelby County, Alabama.

By: [Signature]  
Matthew Verducci, 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 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 12<sup>th</sup> day of Dec, 2019.



[Signature]  
Notary Public

My commission expires:

02/28/2022

**PREPARED BY:**

Bright Line Title of Alabama, LLC  
Sady Mauldin  
1 Independence Plaza, Suite 416  
Birmingham, AL 35209  
BAL19-60763

**AFTER RECORDING RETURN TO:**

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

**EXHIBIT A  
LEGAL DESCRIPTION**

**LOT 1-B, ACCORDING TO THE JORDAN RESURVEY OF LOT 1 OF BOSSHART RESURVEY OF PARCEL "L" TRACT NINE SUBDIVISION, SAID RESURVEY RECORDED IN MAP BOOK 29, PAGE 40, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

**ALSO AND TOGETHER WITH AND SUBJECT TO:**

**A 30 FOOT WIDE PRIVATE NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT ACROSS THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SAID POINT BEING THE SOUTHEAST CORNER OF AFOREMENTIONED LOT 1 OF SAID BOSSHART RESURVEY OF PARCEL "L" - TRACT NINE SUBDIVISION, MAP BOOK 13, PAGE 60, SHELBY COUNTY, ALABAMA; THENCE RUN NORTHERLY ALONG THE EAST LINE OF SAID 1/4 1/4 SECTION FOR 15.00 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF A 30 FOOT WIDE PRIVATE INGRESS-EGRESS EASEMENT; THENCE 64 DEGREES 20 MINUTES 15 SECONDS LEFT AND RUN NORTHWESTERLY FOR 464.98 FEET TO A POINT; THENCE 36 DEGREES 35 MINUTES 43 SECONDS RIGHT AND RUN NORTHWESTERLY FOR 99.48 FEET TO A POINT; THENCE 19 DEGREES 36 MINUTES 00 SECONDS RIGHT AND RUN NORTHWESTERLY FOR 92.32 FEET TO A POINT; THENCE 29 DEGREES 05 MINUTES 20 SECONDS RIGHT AND RUN NORTHEASTERLY FOR 91.34 FEET TO A POINT; THENCE 05 DEGREES 00 MINUTES 50 SECONDS RIGHT AND RUN NORTHEASTERLY FOR 84.50 FEET TO A POINT; THENCE 13 DEGREES 12 MINUTES 20 SECONDS LEFT AND RUN NORTHEASTERLY FOR 51.13 FEET TO A POINT; THENCE 03 SECONDS 03 MINUTES 25 SECONDS LEFT AND RUN NORTHEASTERLY FOR 50.35 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SAID POINT BEING THE END OF SAID EASEMENT.**



***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	Robby R. Rogers and Melany S. Rogers
Mailing Address	6500 Granite Parkway	Mailing Address	206 Highland Ridge CV
	Plano, TX 75024		Chelsea, AL 35043
Property Address	655 Mountain View Lane	Date of Sale	December 13, 2019
	Columbia, AL 35051	Total Purchase Price	\$ 389,995.00
		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.


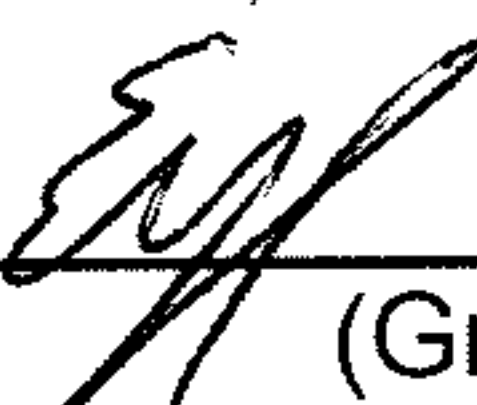
Date of Sale - the date on which interest to the property was conveyed.

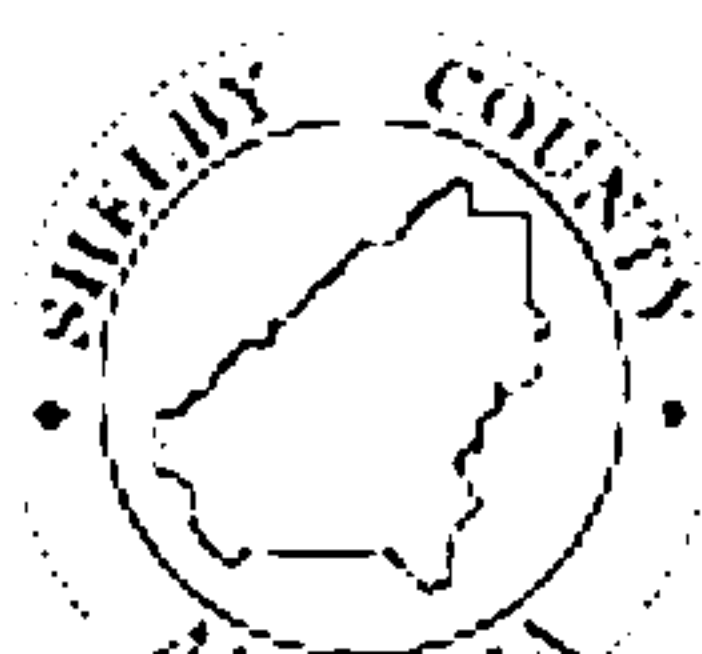
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 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	12/13/2019	Print	Eric Leigh
Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/20/2019 11:01:11 AM  
\$51.00 CHARITY

Form RT-1