

20200306000089520  
03/06/2020 12:16:09 PM  
DEEDS 1/4

Send tax notices to:

Lacey Carroll Interiors LLC

448 Park Avenue

Hoover, AL 35226

STATE OF ALABAMA            )

COUNTY OF SHELBY            )

**SPECIAL WARRANTY DEED**

**KNOWN ALL MEN BY THESE PRESENTS**, that for and in consideration of Sixty-Five Thousand Nine Hundred And No/100 Dollars (\$65,900.00) and other good and valuable consideration to the undersigned Fannie Mae A/K/A Federal National Mortgage Association, 5600 Granite Parkway, Plano TX 75024 (hereinafter referred to as Grantor), in hand paid by Lacey Carroll Interiors LLC, 448 Park Avenue, Hoover, AL 35226 (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): 3467 Highway 13, Helena, AL 35080**

**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 27 day of February, 2020.

Fannie Mae a/k/a Federal National Mortgage Association by Albertelli Law, as Attorney-in-Fact, POA and Corp. Res. recorded in Instrument No. 2018/003000353010 Book       , Page        in the Office of the Judge of Probate of (TM) Shelby County, Alabama.

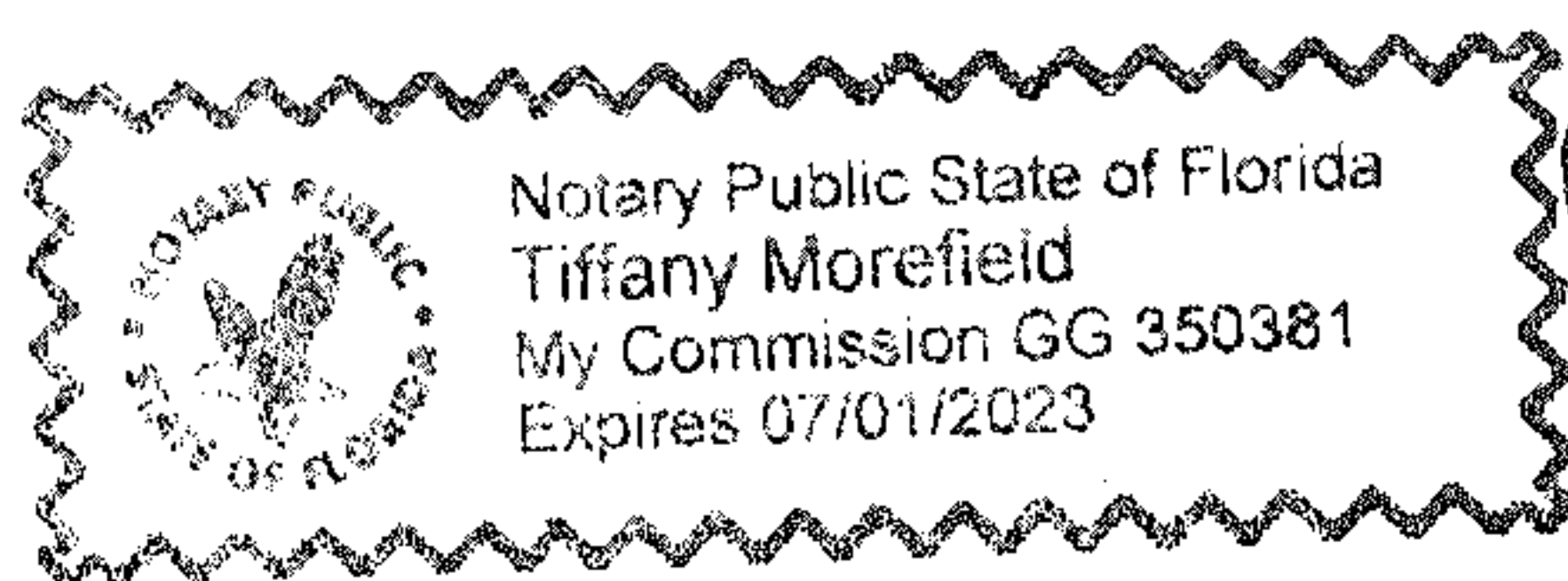
By: Matthew Verducci, as authorized signatory for Albertelli Law as Attorney-in-Fact for Fannie Mae a/k/a Federal National Mortgage Association.

STATE OF 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 27 day of February, 2020.

(SEAL)



Tiffany Morefield  
Notary Public

My commission expires:

**PREPARED BY:**

Bright Line Title of Alabama, LLC  
Sady Mauldin  
1 Independence Plaza, Suite 416  
Birmingham, AL 35209  
BAL19-72168

**AFTER RECORDING RETURN TO:**

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

EXHIBIT A  
LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF THE SE 1/4, SECTION 5, TOWNSHIP 21 SOUTH, RANGE 4 WEST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SOUTHWEST CORNER OF SAID 1/4-1/4 SECTION AND RUN NORTHERLY ALONG THE WEST BOUNDARY 25 FEET; THENCE RUN NORTH 60 DEGREES 50 MINUTES EAST 780 FEET; THENCE RUN NORTH 42.35 FEET TO AN IRON ON A FENCE LINE AT THE INTERSECTION OF THE NORTH RIGHT OF WAY OF SHELBY COUNTY HIGHWAY NO. 13, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE ON THE SAME LINE ALONG SAID FENCE 167.75 FEET; THENCE RUN NORTH 0 DEGREES 05 MINUTES 31 SECONDS EAST ALONG SAID FENCE 144.59 FEET TO AN IRON; THENCE RUN NORTH 88 DEGREES 38 MINUTES 13 SECONDS EAST 95.14 FEET TO AN IRON; THENCE RUN SOUTH 27 DEGREES 40 MINUTES 55 SECONDS EAST 240.02 FEET TO AN IRON AT THE INTERSECTION OF THE NORTH RIGHT OF WAY OF SAID HIGHWAY; THENCE RUN SOUTH 63 DEGREES 45 MINUTES 39 SECONDS WEST ALONG SAID RIGHT OF WAY 230.60 FEET TO THE POINT OF BEGINNING. SITUATED, LYING AND BEING IN SHELBY COUNTY, ALABAMA.

SUBJECT TO A 20 FOOT EASEMENT FOR INGRESS AND EGRESS.



## 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  
 Mailing Address 5600 Granite Parkway  
 Plano, TX 75024

Grantee's Name Lacey Carroll Interiors LLC  
 Mailing Address 448 Park Avenue  
 Hoover, AL 35226

Property Address 3467 Highway 13  
 Helena, AL 35080

Date of Sale 02/27/2020

Total Purchase Price \$ 65,900.00

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☐ Appraisal☒ Sales Contract☐ Other☐ 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 3/6/20

Print Lisa Lewis

Sign Lisa Lewis

Unattested

(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  
 03/06/2020 12:16:09 PM  
 \$97.00 CHARITY  
 20200306000089520

Print Form

Alicia S. Boyd

Form RT-1