

Send tax notices to:

8119 Old Highway 280
Chelsea, AL , 35043

STATE OF ALABAMA
COUNTY OF SHELBY

)

)

SPECIAL WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS, that for and in consideration of Eighty-One Thousand Five Hundred And No/100 Dollars (\$81,500.00) 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 Joe George and Betty George, Husband and Wife, (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:

COMMENCE AT THE SOUTHWEST CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 1 WEST; THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 480.25 FEET TO A POINT; THENCE LEFT 88 DEGREES 46 MINUTES 34 SECONDS AND RUN A DISTANCE OF 516.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE A DISTANCE OF 350.00 FEET TO THE SOUTHEAST RIGHT OF WAY LINE OF OLD U.S. HIGHWAY 280 AND THE POINT OF BEGINNING, SAID POINT BEING ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 1 DEGREE 26 MINUTES 38 SECONDS AND RADIUS OF 2043.48 FEET; THENCE DEFLECT LEFT (MEASURED FROM LAST DESCRIBED COURSE) AND RUN ALONG THE CHORD OF SAID CURVE A DISTANCE OF 51.69 FEET TO A POINT ON A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2043.48 FEET AND SUBTENDING A CENTRAL ANGLE OF 2 DEGREES 34 MINUTES 08 SECONDS; THENCE SOUTHWEST ALONG ARC OF CURVE, A DISTANCE OF 91.62 FEET; THENCE CONTINUE SOUTHWESTERLY ALONG SAID RIGHT OF WAY A DISTANCE OF 13.39 FEET; THENCE 71 DEGREES 08 MINUTES 30 SECONDS LEFT SOUTHERLY A DISTANCE OF 350.00 FEET; THENCE TURN LEFT AND RUN NORTHEASTERLY TO THE POINT OF BEGINNING. SHELBY COUNTY, ALABAMA.

Property Address (For Informational Purposes): 8119 Old Highway 280, Chelsea, AL 35043

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 22nd day of April, 2020.

Executed pursuant to a Limited Power of Attorney recorded in Deed Book _____
Page _____
County, _____ Records

Fannie Mae a/k/a Federal National Mortgage Association by Albertelli Law, as Attorney-in-Fact, POA and Corp. Res. recorded in Instrument No. 2020034891 Book _____, Page _____

in the Office of the Judge of Probate of Jefferson 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 22nd day of April, 2020.

Kimberly Mayo
Notary Public

(SEAL)

My commission expires:



KIMBERLY MAYO
Commission # GG 924837
Expires November 17, 2023
Bonded Thru Budget Notary Services

PREPARED BY:

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

AFTER RECORDING RETURN TO:

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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/28/2020 10:03:39 AM
\$109.50 MIST
20200428000164340

20200428000164340 04/28/2020 10:03:39 AM DEEDS 3/3

Allen S. Bayl

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 Joe George and Betty George
Mailing Address P.O. Box 395
Chelsea, AL 35043

Property Address 8119 Old Highway 280
Chelsea, AL 35043

Date of Sale 04/22/2020

Total Purchase Price \$ 81,500.00

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 4/27/2020

Print Megan Bassick

Sign Megan Bassick

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1