

Return to After Recording:

Vantage Point Title, Inc.
25400 US 19 North, Suite 135
Clearwater, FL 33763
Reference Number: FM-AL586944

20200514000191240
05/14/2020 11:20:38 AM
DEEDS 1/2

Mail Tax Statements to:

Jerry Keith Brown and Carleen S. Brown
101 Maddigan Circle
Calera, AL 35040

Prepared By:

Coast to Coast Document Services, LLC
Attorney Thomas G. McCroskey
124 W. Freistadt Road, Unit 64
Thiensville, WI 53092

Mortgage Amount: \$272,400.00

Tax ID No.: 29 3 07 0 002 066.000

SPECIAL WARRANTY DEED

Source of Title: Instrument No. 20180711000245480

THIS SPECIAL WARRANTY DEED, made the 4 day of May, 2020, by **FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION**, whose post office address is P.O. Box 650043, Dallas, TX 75265-0043, hereinafter called Grantor, to **JERRY KEITH BROWN AND CARLEEN S. BROWN**, husband and wife, for and during their joint lives and upon the death of either of them, then to the survivor in fee simple, together with every contingent remainder and right of reversion, whose post office address is 101 Maddigan Circle, Calera, AL 35040, hereinafter called Grantees.

WITNESSETH: That the Grantor, for and in consideration of the sum of THREE HUNDRED FORTY THOUSAND, FIVE HUNDRED AND NO/100 DOLLARS (\$340,500.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees, the following described real estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 112 according to the Survey of Shelby Spring Farms Camp Winn, Sector 2, Phase 2 as recorded in Map Book 26, Page 58, Shelby County, Alabama Records.

Commonly Known As: 101 Maddigan Circle, Calera, AL 35040
Parcel ID: 29 3 07 0 002 066.000

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantees and unto Grantees' heirs, personal representatives, administrators, successors and assigns, forever in fee simple.

The warranties passing to the Grantees hereunder are limited solely to those matters arising from acts of the Grantor, its agents or representatives, occurring solely during the period of the Grantor's ownership of the subject real estate; and that said land is free of all encumbrances, except taxes

accruing subsequent to the current tax year.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the hand and seal of said Grantor this 4 day of May, 2020.

Fannie Mae a/k/a Federal National Mortgage Association

By: Vantage Point Title, Inc., as attorney in fact under a Limited Power of Attorney recorded April 7, 2020 in Instrument Number 20200407000136440, Official Records of Shelby County, Alabama

By: [Signature]
Printed Name: Mark Geiger
Title: Vice President

STATE OF FLORIDA
COUNTY OF PINELLAS

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Mark Geiger, whose name as Vice President of Vantage Point Title, Inc., as attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association, a corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing instrument, Mark Geiger as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given my hand and official seal this the 4 day of MAY, 2020.

[Signature]
NOTARY PUBLIC
Printed Name: Ashlee Berry
My Commission Expires: 5-9-21



No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/14/2020 11:20:38 AM
\$93.50 JESSICA
20200514000191240

Allie S. Bayl