

20200604000224970
06/04/2020 10:43:06 AM
DEEDS 1/3

Send tax notices to:

Jocelyn Hutto and Tiffany Baines
971 Meriweather Drive
Calera, AL 35040

STATE OF ALABAMA)

COUNTY OF SHELBY)

**There is a mortgage being filed together with the deed.
The amount of the mortgage is \$227,905.00.**

SPECIAL WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS, that for and in consideration of Two Hundred Thirty-Nine Thousand Nine Hundred And No/100 Dollars (\$239,900.00) 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 Jocelyn Hutto and Tiffany Baines (hereinafter referred to as the Grantees), the receipt and sufficiency whereof are hereby acknowledged. Grantor does hereby grant, bargain, sell and convey unto the said Grantees that certain real estate situated in Shelby County, Alabama being more particularly described as:

LOT 335, ACCORDING TO THE SURVEY OF FIELDSTONE PARK, PHASE II, THIRD SECTOR, AS RECORDED IN MAP BOOK 20, PAGE 35, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Property Address (For Informational Purposes): 804 Stoneridge Drive, Helena, AL 35080 TO

HAVE AND TO HOLD unto said Grantees, 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 Grantees, their successor and assigns forever.

Dated this 27 day of May, 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. _____ Book _____, Page _____ in the Office of the Judge of Probate of _____ 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 May, 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
BAL19-61604

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
06/04/2020 10:43:06 AM
\$40.00 JESSICA
20200604000224970

Allen S. Bayl

20200604000224970 06/04/2020 10:43:06 AM DEEDS 3/3

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 Jocelyn Hutto and Tiffany Baines
Mailing Address 971 Meriweather Drive
Calera, AL 35040

Property Address 804 Stoneridge Drive
Helena, AL 35080

Date of Sale 05/27/2020
Total Purchase Price \$ 239,900.00
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
☒ Sales Contract
☐ Closing Statement
☐ Appraisal
☐ Other

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 6/3/2020

Print Megan Bassick

Unattested

Sign Megan Bassick

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1