| Send tax notices to: Joce Jyn Hutto and 971 Meri weat Calera, AL 350 | Tiffony Baines her Drive 40 |
|---|-----------------------------------|
| 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.

20200604000224970 06/04/2020 10:43:06 AM DEEDS 2/3

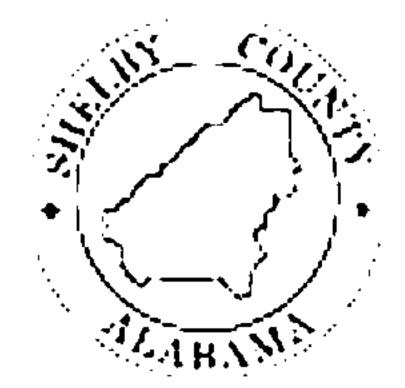
| Dated this 27 day of May | , <u>2020</u> . |
|---|---|
| | Fannie Mae a/k/a Federal National Mortgage Association by Albertelli Law, as Attorney-in-Fact, POA and Corp. Res. recorded in Instrument No. Book Book, Page |
| | in the Office of the Judge of Probate of County, Alabama. By: |
| | Albertelli Law as Attorney-in-Fact for Fannie Mae |
| | a/k/a Federal National Mortgage Association. |
| capacity as Attorney-In-Fact is signed to the | I for said County, in said State, do hereby certify that Authorized Signor for Albertelli Law acting in its foregoing conveyance, and who is known to me, formed of the contents of said conveyance, he/she, as untarily for and as the act of said entity. |
| Given under my hand and seal, this the 2 | 1 day of May, 2020. |
| | Notary Public Uayo |
| (SEAL) | My commission expires: **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

alli 5. Beyl

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

Real Estate Sales Validation Form

| This | Document must be filed in accord | dance with Code of Alabama 19 | 75, Section 40-22-1 | |
|---|---|---|--|--|
| Grantor's Name | Fannie Mae a/k/a Federal National Mortgage Association | Grantee's Name | Jocelyn Hutto and Tiffany Baines | |
| Mailing Address | 5600 Granite Parkway | Mailing Address | 971 Meriweather Drive | |
| | Plano, TX 75024 | | Calera, AL 35040 | |
| | ·· <u>······</u> | | *************************************** | |
| Property Address | 804 Stoneridge Drive | Date of Sale | 05/27/2020 | |
| | Helena, AL 35080 | Total Purchase Price | | |
| | | or | | |
| | | Actual Value | \$ | |
| | | or | ^ | |
| | | Assessor's Market Value | > | |
| - | | | | |
| If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required. | | | | |
| | | nstructions | | |
| 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. | | | | |
| conveyed by the in | e property is not being sold, the strument offered for record. To the assessor's current ma | This may be evidenced by a | , both real and personal, being n appraisal conducted by a | |
| excluding current uresponsibility of va | ded and the value must be deuse valuation, of the property luing property for property tax of Alabama 1975 § 40-22-1 (Alabama 1975) | as determined by the local of opurposes will be used and | ate of fair market value, official charged with the the taxpayer will be penalized | |
| accurate. I further | t of my knowledge and belief understand that any false stated in Code of Alabama 19 | tements claimed on this form | ed in this document is true and may result in the imposition | |
| Date 0/3/2020 | | Print Megan Bassick | <u> </u> | |
| Unattested | | Sign Men Anne | | |
| | (verified by) | ()(Grantor/Grante | ee/Owner/Agent)/circle one Form RT-1 | |

Print Form