

20200609000232730
06/09/2020 10:40:18 AM
CORDEED 1/2

Send tax notices to:

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

STATE OF ALABAMA)

COUNTY OF SHELBY)

Re-recording deed and mortgage to correct the lot # in the legal description from 335 to 355. Original recorded deed instrument # 20200604000224970, Original recorded mortgage instrument # 20200604000224980.

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 355, 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. 20200604000224900 Book ---, Page --- in the Office of the Judge of Probate of 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 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
06/09/2020 10:40:18 AM
\$27.00 JESSICA
20200609000232730

Allie S. Bayl