

Prepared by: Stuart Gordan McCalla Raymer Leibert Pierce, LLC Closing Department Two North Twentieth Street, Suite 1310 Birmingham, AL 35203	Send Property Tax Notice to: 136 Indigo Lane Calera, AL 35040
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SPECIAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Ninety Five Thousand and 00/100 Dollars (\$195,000.00)** and other valuable considerations to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, **Fannie Mae a/k/a Federal National Mortgage Association** (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **Graham Keith** (hereinafter referred to as GRANTEE), his, her, or its heirs, transferees, and assigns, all right, title, interest and claim in or to the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

A parcel of land in the Northeast Quarter of the Southeast Quarter of Section 31, Township 21 South, Range 2 West, Shelby County, Alabama described as follow:

Commence at the Southeast corner of said quarter-quarter Section; thence run North along the East line thereof together a distance of 337.13 feet; thence turn left 88 degrees 18 minutes 22 seconds and run West 552.55 feet; thence turn right 89 degrees 19 minutes 26 seconds and run North 196.74 feet to the point of beginning; thence turn left 88 degrees 49 minutes 12 seconds and run West 370.00 feet; thence turn right 88 degrees 49 minutes 12 seconds and run North 199.99 feet; thence turn 91 degrees 41 minutes 02 seconds and run East 370.00 feet; thence turn right 88 degrees 18 minutes 58 seconds and run South 196.74 feet to the point of beginning.

Together with an easement for ingress and egress, situated in the Northeast Quarter of the Southeast Quarter of Section 31, Township 21 South, Range 2 West, Shelby County, Alabama described as follows:

Commence at the Southeast corner of said quarter-quarter section; thence run North along the East line thereof a distance of 337.13 feet; thence turn left 88 degrees 18 minutes 22 seconds and run West 562.55 feet; thence turn right 89 degrees 19 minutes 26 seconds and run North 196.74 to the point of beginning of the centerline of said easement; thence North 786.74 feet, more or less to the South line of an existing road right of way, said Easement being 10 feet on each side of described centerline.

TO HAVE AND TO HOLD, the aforegranted real estate to GRANTEE, his, her, or its heirs, transferees, and assigns FOREVER IN FEE SIMPLE.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except there are no liens or encumbrances outstanding against the premises conveyed herein, which were created or suffered by the undersigned and not specifically excepted herein.

Property Address: 136 Indigo Lane, Calera, AL 35040
File#: AL200200

IN WITNESS WHEREOF, Fannie Mae a/k/a Federal National Mortgage Association who is authorized to execute this conveyance, has hereto set its signature and seal, on this 5 day of June, 2020.

Fannie Mae a/k/a Federal National Mortgage Association by McCalla Raymer Liebert Pierce LLC, their atty-in-fact, pursuant to Power of Attorney recorded simultaneously herewith

By: [Signature] (SEAL)
Name: Stuart Gordan, Attorney in Fact

State of GA
County of FULTON

I, NINA SHAWL the undersigned authority, a Notary Public, in and for said county, in said state, hereby certify that Stuart Gordan for McCalla Raymer Liebert Pierce, LLC, Attorney in Fact for Fannie Mae a/k/a Federal National Mortgage Association, 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 the conveyance, he/she as such officer with full authority, executed same voluntarily for and as the act of said corporation, acting in his/hers capacity as aforesaid on the day that bears the same date

GIVEN UNDER MY HAND AND OFFICIAL SEAL this the 5th day of June, 2020

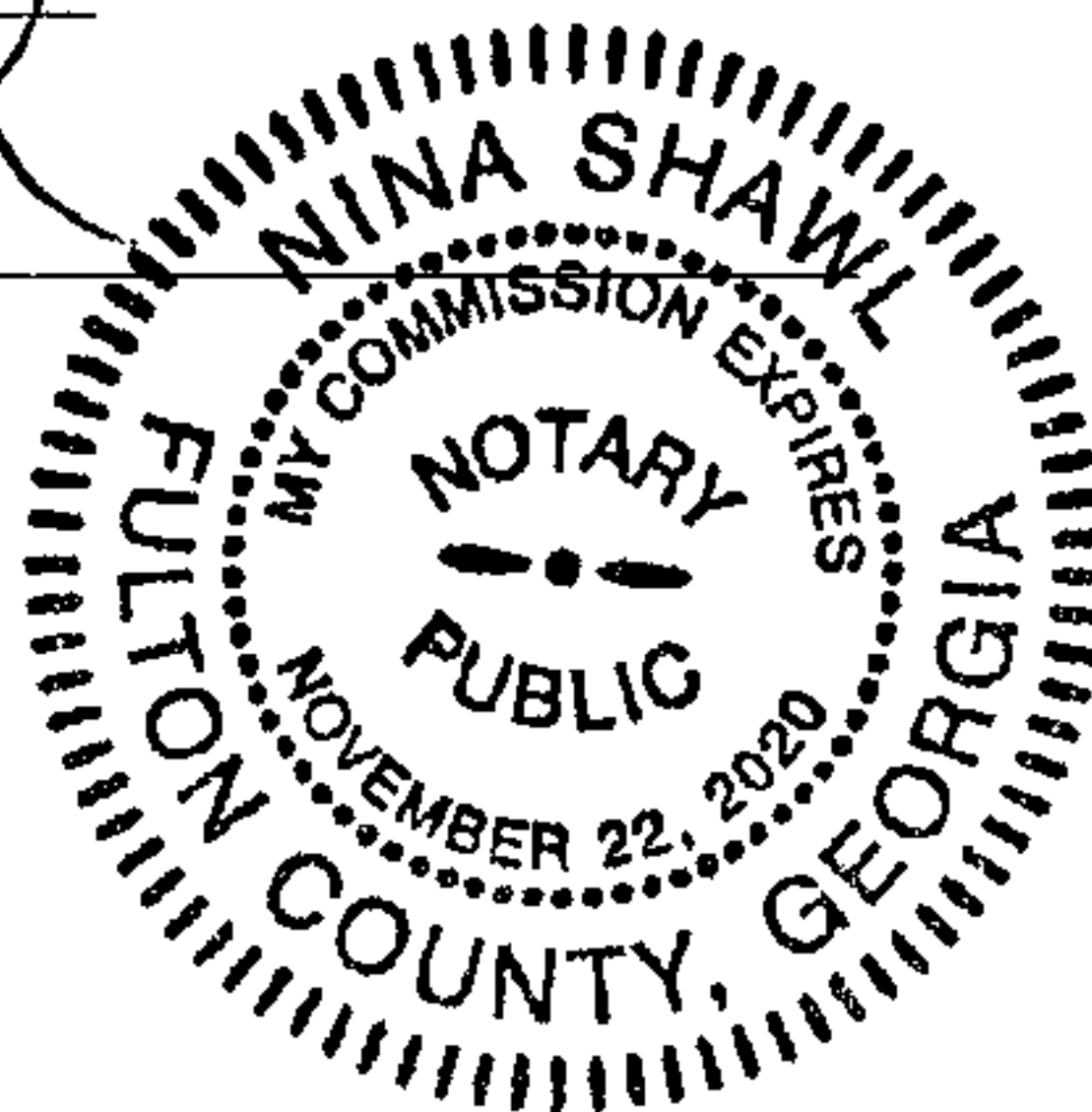
Notary Public

My Commission expires: _____

Grantors' Address:
P.O. Box 650043
Dallas, TX 75265-0043

Grantee's Address:
163 Doster Drive
Montevallo, AL 35115

This instrument prepared by:
McCalla Raymer Leibert Pierce, LLC
Closing Department
1544 Old Alabama Road
Roswell, GA 30076



Property Address: 136 Indigo Lane, Calera, AL 35040
File#: AL200200



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/26/2020 01:24:39 PM
\$36.50 CHERRY
20200626000263080

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 organized and existing under the laws of the United States of America	Grantee's Name	Graham Keith
Mailing Address	5600 Granite Parkway, Building VII Plano, TX 75024	Mailing Address	136 Indigo Ln. Calera, AL 35040
Property Address	136 Indigo Ln. Calera, AL 35040	Date of Sale	June 25, 2020
		Total Purchase Price	\$195,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 of 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 June 25, 2020

Print Fannie Mae a/k/a Federal National Mortgage Association organized and existing under the laws of the United States of America

Unattested

Sign

[Signature]
Agent

Form RT-1