

20200904000396750  
09/04/2020 02:51:21 PM  
DEEDS 1/4

Commitment Number: 180571344  
Seller's Loan Number: 4002864370

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:  
ServiceLink, LLC  
1400 Cherrington Parkway  
Moon Township, PA 15108

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**237260003022000**

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**SPECIAL/LIMITED WARRANTY DEED**

**FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION**, whose mailing address is **P.O. Box 650043, Dallas, TX 75265-0043**, hereinafter grantor, for \$230,000.00 (Two Hundred Thirty Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **DEANA RAY**, hereinafter grantee, whose tax mailing address is **404 DOGWOOD COVE, MONTEVALLO, AL 35115**, the following real property:

**LOT 22, ACCORDING TO THE SURVEY OF PARK FOREST SUBDIVISION, SECOND SECTOR, AS RECORDED IN MAP BOOK 16 PAGE 84, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. BEING THE SAME PROPERTY CONVEYED TO FEDERAL NATIONAL MORTGAGE ASSOCIATION IN INST # 20180511000161990, RECORDED 5/11/2018 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. TAX ID: 237260003022000**

**Property Address is: 404 DOGWOOD COVE, MONTEVALLO, AL 35115**

**Being the same property transferred from Ditech Financial LLC f/k/a Green Tree**

**Property Address is: 404 DOGWOOD COVE, MONTEVALLO, AL 35115**

**Servicing LLC to FEDERAL NATIONAL MORTGAGE ASSOCIATION by Special Warranty Deed recorded on 5/11/2018 as Instrument No. 20180511000161990.**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$276,000.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$276,000.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE.

THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

Grantor will warrant and defend against all lawful claims of all persons claiming by, through or under grantor, and no others.

Executed by the undersigned on August 10, 2020:

**FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION**

By: ServiceLink LLC, its Attorney In Fact

By: Lauren Helen Pyzoha

Name: Lauren Helen Pyzoha

Title: ASSISTANT VICE PRESIDENT

Jeff Tarquinio  
Witness Signature

Jeff Tarquinio  
Witness Printed Name

STATE OF Pennsylvania  
COUNTY OF Allegheny

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 10 day of August, 2020, by Lauren Helen Pyzoha AVP of ServiceLink LLC, as the Attorney in Fact for FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, and is appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown                      as identification, who after being by me first duly sworn, deposes and says that he~~s~~<sup>she</sup> has the full binding legal authority to sign this deed on behalf of the aforementioned corporation and acknowledge said authority is contained in an instrument duly executed, acknowledged; and recorded as set forth above, and that this instrument was voluntarily executed under and by virtue of the authority given by said instrument granting him~~her~~<sup>her</sup> power of attorney.

Tamara L. Clawson  
NOTARY PUBLIC  
My Commission Expires 6/3/2024

Commonwealth of Pennsylvania - Notary Seal  
Tamara L. Clawson, Notary Public  
Beaver County  
My commission expires June 3, 2024  
Commission number 1298552  
Member, Pennsylvania Association of Notaries

Property Address is: 404 DOGWOOD COVE, MONTEVALLO, AL 35115





Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/04/2020 02:51:21 PM  
\$35.50 CHERRY  
20200904000396750

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*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

Mailing Address P.O. Box 650043, Dallas, TX  
75265-0043

Property Address 404 DOGWOOD COVE,  
MONTEVALLO, AL 35115

Grantee's Name DEANA RAY

Mailing Address 404 DOGWOOD COVE,  
MONTEVALLO, AL 35115

Date of Sale  
Total Purchase Price 230,000.00  
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)

☐ 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 8/10/2020

Unattested

*[Signature]*  
(verified by)

Print

Lauren Helen Pyzoha

Sign

*[Signature]*  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1