

**20200924000429470**  
**09/24/2020 10:00:17 AM**  
**DEEDS 1/3**

Send tax notices to:  
Kristen and Pamela Carlisle  
411 Holland Lake Dr N  
Pelham, AL 35124

STATE OF ALABAMA )  
COUNTY OF SHELBY )

## **SPECIAL WARRANTY DEED**

**KNOWN ALL MEN BY THESE PRESENTS**, that for and in consideration of Two Hundred Forty-Nine Thousand And No/100 Dollars (\$249,000.00) and other good and valuable consideration to the undersigned Fannie Mae A/K/A Federal National Mortgage Association (hereinafter referred to as Grantor) 5600 Granite Parkway, Plano TX 75024, in hand paid by Kristen Carlisle and Pamela Carlisle (hereinafter referred to as the Grantees) 411 Holland Lake DR N Pelham, AL 35124, the receipt and sufficiency whereof are hereby acknowledged. Grantor does hereby grant, bargain, sell and convey unto the said Grantee that certain real estate situated in Shelby County, Alabama being more particularly described as:

LOT 2707, ACCORDING TO THE SURVEY OF WEATHERLY HIGHLANDS CLUB DRIVE, SECTOR 27, AS RECORDED IN MAP BOOK 27, PAGE 98, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**Property Address (For Informational Purposes): 425 Weatherly Club Drive, Pelham, AL 35124**

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

Dated this 8 day of September, 2020.

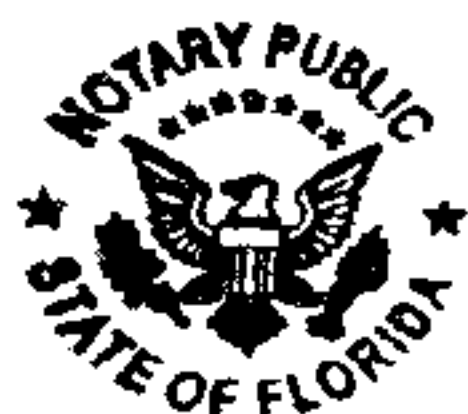
Fannie Mae a/k/a Federal National Mortgage Association by Albertelli Law, as Attorney-in-Fact, POA and Corp. Res. recorded in Instrument No. 3508076 Book 3, Page \_\_\_\_\_ in the Office of the Judge of Probate of Etowah County, Alabama.

By: [Signature]  
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 8th day of Sept, 2020.



(SEAL)

KIMBERLY MAYO  
Commission # GG 924837  
Expires November 17, 2023  
Bonded Thru Budget Notary Services

[Signature]  
Notary Public

My commission expires:

**PREPARED BY:**  
Bright Line Title of Alabama, LLC  
Sady Mauldin  
1 Independence Plaza, Suite 416  
Birmingham, AL 35209  
BAL18-72059.02

**AFTER RECORDING RETURN TO:**  
Bright Line Title of Alabama, LLC  
5404 Cypress Center Drive, Suite 150  
Tampa, FL 33609

## 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 AKA Federal National Mortgage Association Grantee's Name Kristen + Pamela Carlisle  
 Mailing Address 5600 Granite Parkway, Plano TX 75024 Mailing Address 411 Holland Lake Dr N Pelham, AL 35124

Property Address 425 Weatherly Club Drive Pelham AL 35124

Date of Sale 9/18/2020  
 Total Purchase Price \$ 249,000.00

or  
 Actual Value \$ \_\_\_\_\_

or  
 Assessor's Market Value \$ \_\_\_\_\_



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County Clerk  
 Shelby County, AL  
 09/24/2020 10:00:17 AM  
 \$33.00 CHERRY  
 20200924000429470

*Amis Byrd*

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 Special Warranty Deed

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 9/10/2020

Print Skylar Cherry

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1