

**Return to After Recording:**  
Vantage Point Title, Inc.  
25400 US 19 North, Suite 135  
Clearwater, FL 33763  
Reference Number: FM-AL575290

**20201006000453270**  
**10/06/2020 02:16:18 PM**  
**DEEDS 1/3**

**Mail Tax Statements to:**  
Jarmaine White  
1429 Stoneykirk Road  
Pelham, AL 35124

**Prepared By:**  
National Signing Solutions, Inc.  
Attorney Thomas G. McCroskey  
124 W. Freistadt Road, Unit 64  
Thiensville, WI 53092

Tax ID No.: 14-8-28-2-006-003.000

**SPECIAL WARRANTY DEED**

Source of Title: Instrument 20200320000110380

THIS SPECIAL WARRANTY DEED, made the 30<sup>th</sup> day of September, 2020 by **FANNIE MAE, A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION**, whose post office address is P.O. Box 650043, Dallas, TX 75265-0043, hereinafter called Grantor, to **JARMAINE WHITE, a married person**, for and during their joint lives and upon the death of either of them, then to the survivor in fee simple, together with every contingent remainder and right of reversion, whose post office address is 1429 Stoneykirk Road, Pelham, AL 35124, hereinafter called Grantees.

WITNESSETH: That the Grantor, for and in consideration of the sum of THREE HUNDRED FOURTEEN THOUSAND AND NO/100 DOLLARS (\$314,000.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, remise, release, convey and confirm unto the Grantees, the following described property situated in Shelby County, Alabama, to-wit:

The following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 464, according to the Final Plat of Stoneykirk at Ballantrae, Phase III, as recorded in Map Book 35, Page 11, in the Probate Office of Shelby County, Alabama.

Commonly known as: 1429 Stoneykirk Road, Pelham, AL 35124

Parcel ID #: 14-8-28-2-006-003.000

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantees and unto Grantees' heirs, personal representatives, administrators, successors and assigns, forever in fee simple.

The warranties passing to the Grantees hereunder are limited solely to those matters arising from acts of the Grantor, its agents or representatives, occurring solely during the period of the Grantor's ownership of the subject real estate; and that said land is free of all encumbrances, except taxes

accruing subsequent to the current tax year.

WITNESS the hand and seal of said Grantor this 30<sup>th</sup> day of September, 2020.

Fannie Mae a/k/a Federal National Mortgage Association

By: Vantage Point Title, Inc., as attorney in fact under a Limited Power of Attorney recorded April 7, 2020 in Instrument No. 20200407000136400, Official Records of Shelby County, Alabama

Name: Mark Geiger

Title: Vice President

STATE OF Florida  
COUNTY OF Pinellas

I, the undersigned, a Notary Public in and for said County in said State, hereby certify Mark Geiger as Vice President of Vantage Point Title, Inc., as attorney in fact that Fannie Mae a/k/a Federal National Mortgage Association, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing instrument, Mark Geiger as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given my hand and official seal this the 30<sup>th</sup> day of September 2020.

Rachel Langhout  
NOTARY PUBLIC  
Printed Name: Rachel Langhout  
My Commission Expires: 8/14/2022



No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

## 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  
 Mailing Address National Mortgage Association  
PO Box 650043  
Dallas, TX 75265

Grantee's Name Jermaine White  
 Mailing Address 1429 Stoneykirk Road  
Pelham, AL 35124

Property Address 1429 Stoneykirk Road  
Pelham, AL 35124

Date of Sale 9/30/2020  
 Total Purchase Price \$ 314,000.00



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 10/06/2020 02:16:18 PM  
 \$34.00 CHERRY  
 20201006000453270

*Quinn S. Byrd*

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 ☐ Appraisal  
☒ Sales Contract ☐ Other  
☐ 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 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 9/30/20

Print Paul Sobina

☐ Unattested

*Kraig Kischer*  
 (Verified by)  
*Kraig Kischer*

Sign

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

**Form RT-1**