

20201105000505670
11/05/2020 04:09:02 PM
DEEDS 1/3

Send tax notices to:

A and LR Properties, LLC
2004 Butler Rd
Alabaster, AL 35007

STATE OF ALABAMA)
COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS, that for and in consideration of One Hundred Fifty-Four Thousand Nine Hundred And No/100 Dollars (\$154,900.00) and other good and valuable consideration to the undersigned Fannie Mae A/K/A Federal National Mortgage Association (hereinafter referred to as Grantor), 5600 Granite Parkway, Plano, TX 75024, in hand paid by A and LR Properties LLC (hereinafter referred to as the Grantee), 2004 Butler Road, Alabaster, AL 35007, 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 437, ACCORDING TO THE SURVEY OF WATERFORD HIGHLANDS, SECTOR 1, AS RECORDED IN MAP BOOK 27, PAGE 137, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property Address (For Informational Purposes): **444 Waterford Drive, Calera, AL 35040**

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

Dated this 20th day of October, 2020.

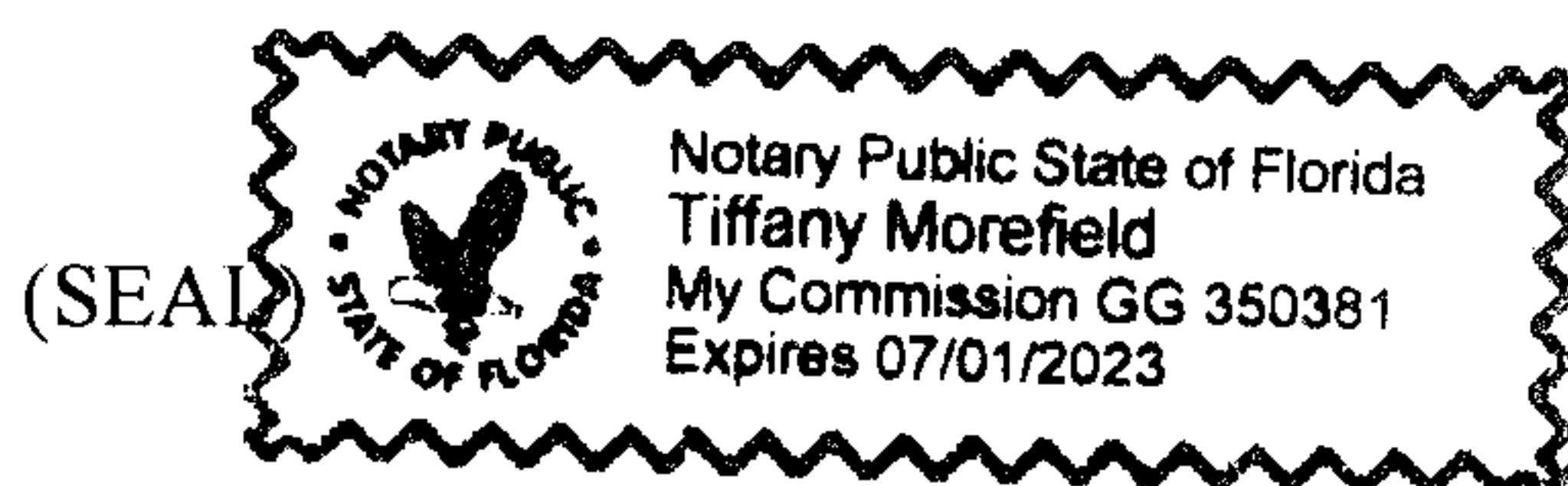
Fannie Mae a/k/a Federal National Mortgage Association by Albertelli Law, as Attorney-in-Fact, POA and Corp. Res. recorded in Instrument No. _____ Book _____, Page _____ in the Office of the Judge of Probate of _____ County, Alabama.

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 20th day of October, 2020.



[Signature]
 Notary Public
 My commission expires:

PREPARED BY:
 Bright Line Title of Alabama, LLC
 Sady Mauldin
 1 Independence Plaza, Suite 416
 Birmingham, AL 35209
 BAL19-74752.02

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 ALAIA
 Mailing Address Federal National Mortgage
ASSO. 5600 Granite
Parkway Plano TX 75024

Grantee's Name ALB Properties LLC
 Mailing Address 2004 Butler Road
Alabaster, AL 35007

Property Address 2004 Butler Road
Alabaster, AL
35007

Date of Sale 10/20/2020
 Total Purchase Price \$ 154,900.00

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

☐ 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 10/28/2020

Print Skylar Cherry

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



Filed and Recorded
 Official Public Records
 Judge of Probate (verified by) Alabama, County
 Clerk
 Shelby County, AL
 11/05/2020 04:09:02 PM
 \$29.00 JESSICA
 20201105000505670

Print Form

Alvin S. Bayl

Form RT-1