

20201214000573030
12/14/2020 02:18:52 PM
DEEDS 1/3

Send tax notices to:

JOSEPH D. KING
BOBBIE RAE KING
2001 SHADOW OAKS CIRCLE
WILSONVILLE, AL 35186

STATE OF ALABAMA)
COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS, that for and in consideration of Three Hundred Sixty-Eight Thousand And No/100 Dollars (\$368,000.00) and other good and valuable consideration to the undersigned Fannie Mae A/K/A Federal National Mortgage Association (hereinafter referred to as Grantor), in hand paid by Joseph D. King and Bobbie Rae King (hereinafter referred to as the Grantee), 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 221, ACCORDING TO THE SURVEY OF SHADOW OAK ESTATES, 2ND SECTOR, AS RECORDED IN MAP BOOK 33, PAGE 149 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA. MINERALS AND MINING RIGHTS EXCEPTED.

\$243,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith:

Property Address (For Informational Purposes): **2001 Shadow Oaks Circle, Wilsonville, AL 35186**

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 successors and assigns forever.

Dated this 9 day of December, 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 05377 Page 0491 in the Office of the Judge of Probate of SHELBY 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.

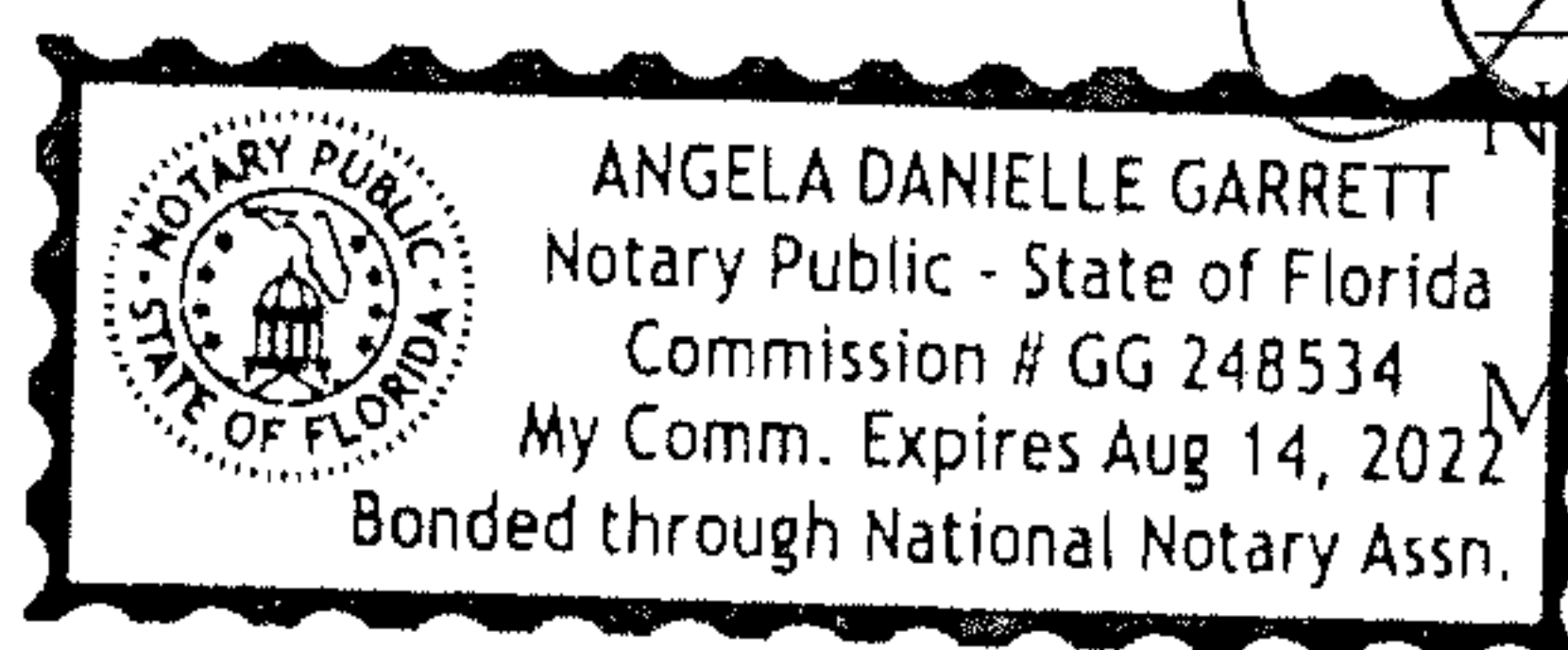
STATE OF Florida
COUNTY OF Hillsborough.

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 09 day of December, 2020

[Signature]
Notary Public

(SEAL)



PREPARED BY:
Bright Line Title of Alabama, LLC
Sady Mauldin
1 Independence Plaza, Suite 416
Birmingham, AL 35209
BAL18-65613.02

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	<u>Fannie Mae A/K/A</u>	Grantee's Name	<u>Joseph D. King</u>
	<u>Federal National Mortgage Association</u>		<u>Bobbie Rae King</u>
Mailing Address	<u>54600 Granite Parkway</u>	Mailing Address	<u>2001 Shadow Oaks Cir.</u>
	<u>Dallas, TX 75024</u>		<u>Wilsonville, AL 35186</u>
Property Address	<u>2001 Shadow Oaks Cir.</u>	Date of Sale	<u>12/14/2020</u>
	<u>Wilsonville, AL 35186</u>	Total Purchase Price	<u>\$368,000.00</u>
		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 validation, 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: 12/14/2020

:

Unattested

(verified by)

Print Name: Anthony D. Snable, Attorney

Sign

(Grantor/Grantee/Owner/Agent) (Circle one)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/14/2020 02:18:52 PM
\$153.00 CHERRY
20201214000573030

Allen S. Bayl