

20210614000288840
06/14/2021 11:59:49 AM
DEEDS 1/3

Return to After Recording:

Vantage Point Title, Inc.
18167 US Hwy 19 N., Floor 3
Clearwater, FL 33764
Reference Number: FM-AL603840

Mail Tax Statements to:

Mandy O'Neal
736 Highway 54
Montevallo, AL 35115

Prepared By:

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

Tax ID No.: 26 2 03 0 000 005.004

SPECIAL WARRANTY DEED

Source of Title: Instrument 20200528000212280

THIS SPECIAL WARRANTY DEED, made the 11th day of June, 2021, 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 **MANDY ONEAL, a single woman**, whose post office address is 736 Highway 54, Montevallo, AL 35115, hereinafter called Grantees.

WITNESSETH: That the Grantor, for and in consideration of the sum of ONE HUNDRED FORTY-EIGHT THOUSAND AND NO/100 DOLLARS (\$148,000.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees, the following described property situated in Shelby County, Alabama, to-wit:

The following described lots, tracts or parcels of land lying, being and situated in the County of Shelby and State of Alabama to-wit:

Lot 3, according to the Survey of Falling Rock, as recorded in Map Book 19, Page 118, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Commonly known as: 736 Highway 54, Montevallo, AL 35115
Parcel ID #: 26 2 03 0 000 005.004

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 11th day of June, 2021.

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 Number 20200407000136400, Official Records of Shelby County, Alabama

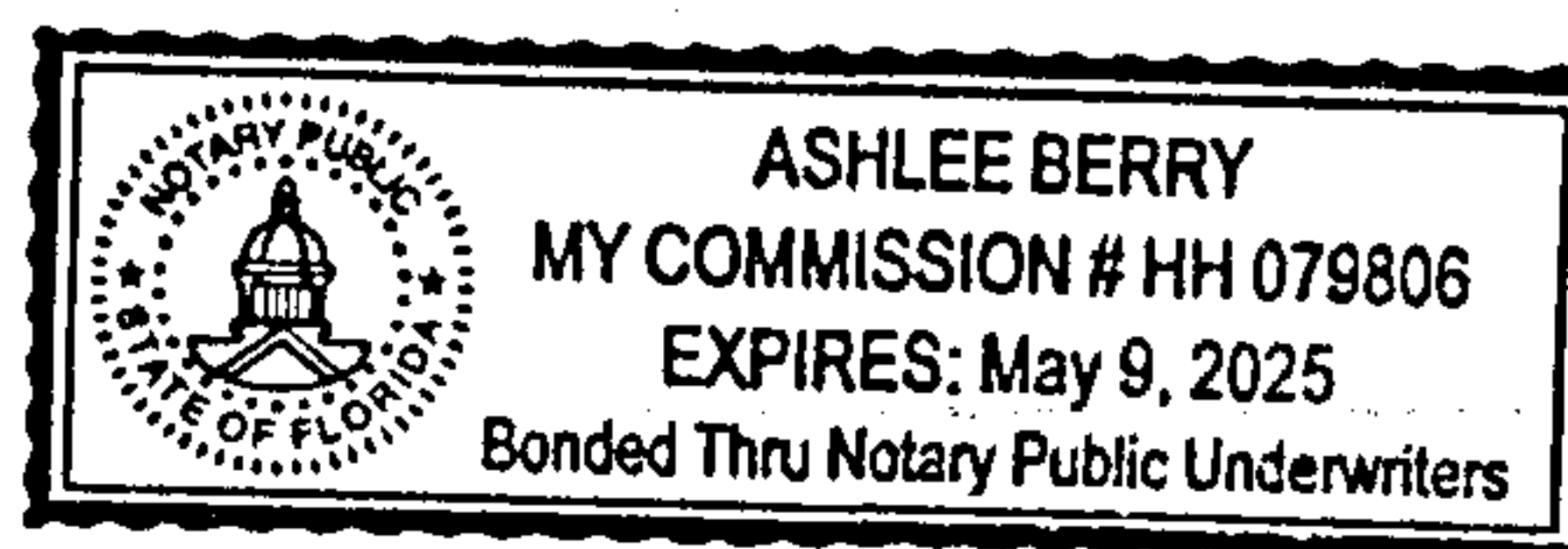
[Signature]
Name: Mark Geiger
Title: Vice President

STATE OF FL
COUNTY OF Pinellas

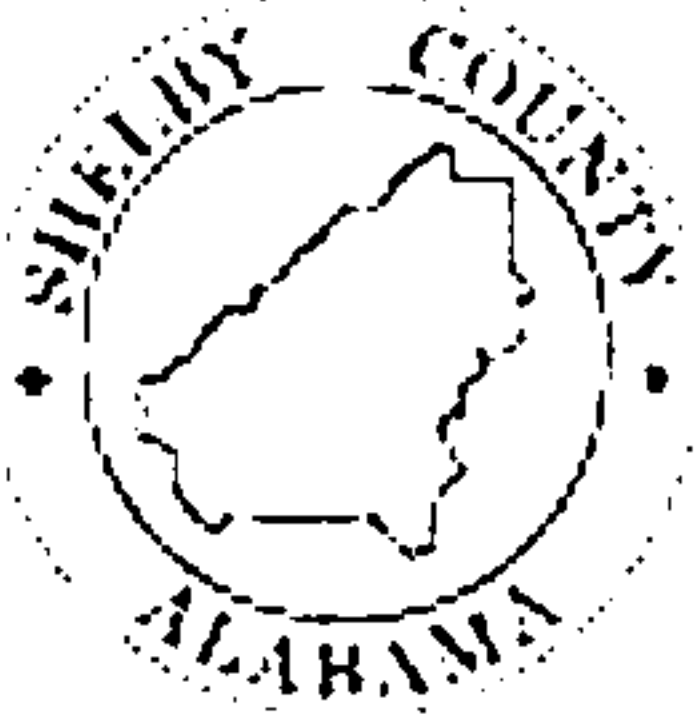
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Mark Geiger, as Vice President of Vantage Point Title, Inc. as attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association, is signed to the foregoing instrument, and who is known to me, acknowledged 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 11th day of June, 2021.

[Signature]
NOTARY PUBLIC
Printed Name: Ashlee Berry
My Commission Expires: 5-9-25



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.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/14/2021 11:59:49 AM
\$31.00 BRITTANI
20210614000288840

20210614000288840 06/14/2021 11:59:49 AM DEEDS 3/3

Allen S. Byrd

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

Grantee's Name Mandy O'Neal
Mailing Address 736 Highway 54
Montevallo, AL 35115

Property Address 736 Highway 54
Montevallo, AL 35115

Date of Sale _____
Total Purchase Price \$ 148,000.00
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 6/11/2021

Print Paul Sobina

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1