

Prepared by: Stuart Gordan McCalla Raymer Leibert Pierce, LLC Closing Department Two North Twentieth Street, Suite 1310 Birmingham, AL 35203	Send Property Tax Notice to: 3801 Bent River Road Birmingham, AL 35216
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SPECIAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Two Hundred Four Thousand Nine Hundred and 00/100 Dollars (\$204,900.00)** and other valuable considerations to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, **Fannie Mae a/k/a Federal National Mortgage Association** (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **HTE Housing LLC** (hereinafter referred to as GRANTEE), his, her, or its heirs, transferees, and assigns, all right, title, interest and claim in or to the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 38, according to the map or survey of Bent River Commons, as recorded in Map Book 20, Page 76, in the Probate Office of Shelby County, Alabama.

Less and Except any potion of subject property lying within Consent Order and decree of Condemnation, Case #48941, filed in Misc. Book 13, Page 544 and Misc. Book 14, Page 208, in the Shelby County, Alabama, and instrument 9405/2902, in Jefferson County, Alabama.

TO HAVE AND TO HOLD, the aforegranted real estate to GRANTEE, his, her, or its heirs, transferees, and assigns FOREVER IN FEE SIMPLE.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except there are no liens or encumbrances outstanding against the premises conveyed herein, which were created or suffered by the undersigned and not specifically excepted herein.

Documentary Evidence - Settlement Statement

Property Address: 3801 Bent River Road, Birmingham,
AL 35216
File#: AL200369

IN WITNESS WHEREOF, Fannie Mae a/k/a Federal National Mortgage Association who is authorized to execute this conveyance, has hereto set its signature and seal, on this 16 day of July, 2021.

Fannie Mae a/k/a Federal National Mortgage Association by McCalla Raymer Liebert Pierce LLC, its Attorney in Fact

By: [Signature] (SEAL)
Name: Stuart Gordan, Authorized Signor

Power of Attorney recorded on 05/27/2021 in Instrument # 20210527000261900 in the Office of Shelby County Records

State of GA
County of Fulton

I, Piper E. Witkowski, the undersigned authority, a Notary Public, in and for said county, in said state, hereby certify that Stuart Gordan, Authorized Signor for McCalla Raymer Liebert Pierce, LLC, Attorney in Fact for Fannie Mae a/k/a Federal National Mortgage Association, 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 the conveyance, he/she as such officer with full authority, executed same voluntarily for and as the act of said corporation, acting in his/hers capacity as aforesaid on the day that bears the same date

GIVEN UNDER MY HAND AND OFFICIAL SEAL this the 16 day of July, 2021.

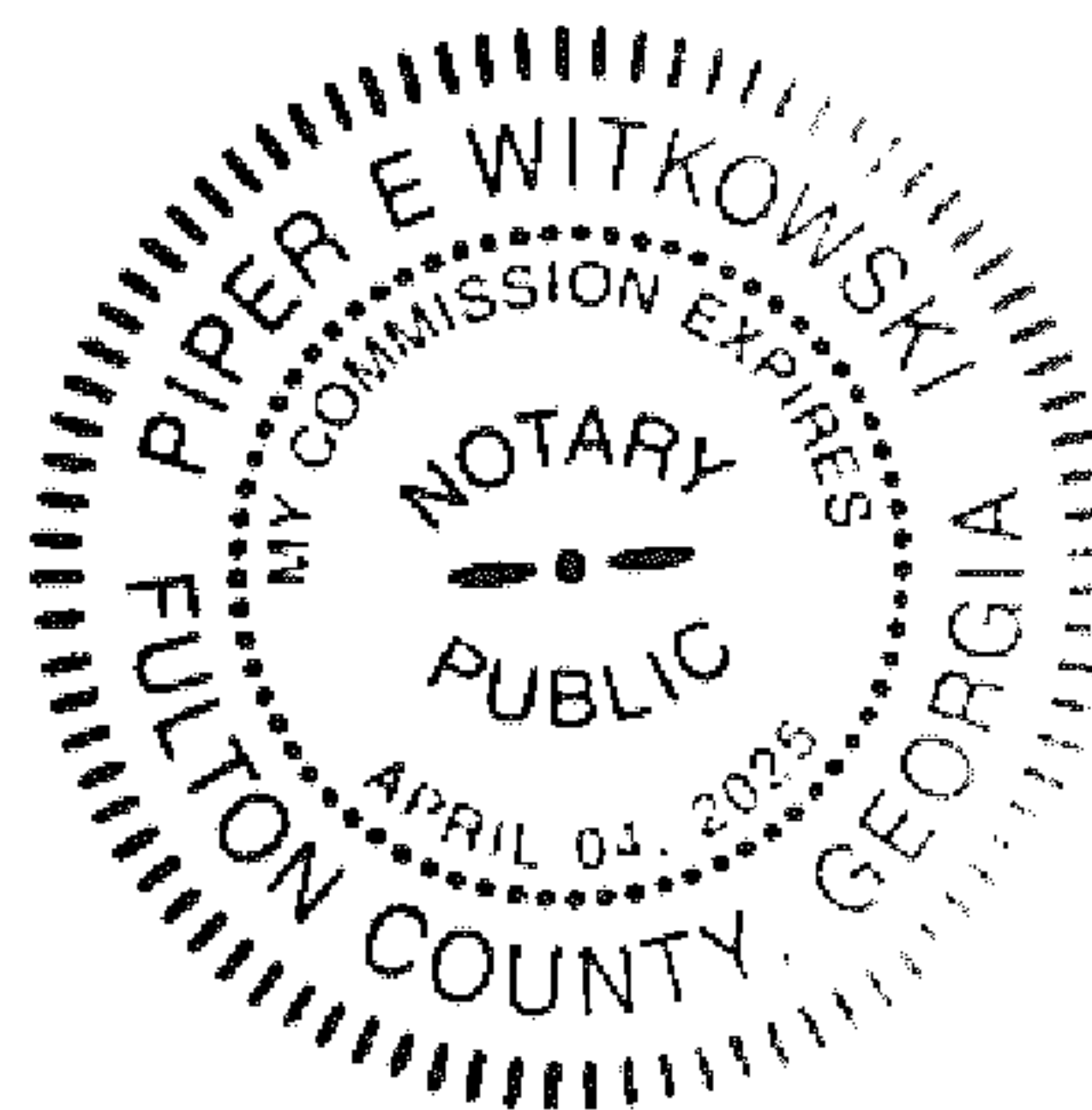
[Signature]
Notary Public

My Commission expires: 4/4/2025

Grantors' Address:
P.O. Box 650043
Dallas, TX 75265-0043

Grantee's Address:
9100 Keystone Crossing Suite 610a
Indianapolis, IN 46240

This instrument prepared by:
McCalla Raymer Leibert Pierce, LLC
Closing Department
1544 Old Alabama Road
Roswell, GA 30076



Property Address: 3801 Bent River Road, Vestavia Hills, AL 35216
File#: AL200369



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
07/27/2021 09:34:36 AM
\$230.00 CHERRY
20210727000361680

Alvin S. Bayl