

20211104000534710
11/04/2021 11:00:43 AM
DEEDS 1/4

Return to After Recording:

Vantage Point Title, Inc.
18167 US Hwy 19 N., Floor 3
Clearwater, FL 33764
Reference Number: FM-AL794006

Mail Tax Statements to:

Ivan Garcia Garcia
79 Grace Hill Lane
Montevallo, AL 35115

Prepared By:

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

Tax ID No.: 26 2 03 0 002 021.000

SPECIAL WARRANTY DEED

Source of Title: 20210804000378320

THIS SPECIAL WARRANTY DEED, made the 25 day of OCTOBER, 2021, by **FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION**, whose post office address is PO Box 650043, Dallas, TX 75265-0043, hereinafter called Grantor, to **IVAN GARCIA GARCIA AND DIANA JAZMIN ACUNA SEGURA, Husband and wife**, whose post office address is 79 Grace Hill Lane, Montevallo, AL 35115, hereinafter called Grantees.

WITNESSETH: That the Grantor, for and in consideration of the sum of **FORTY-FOUR THOUSAND AND NO/100 DOLLARS (\$44,000.00)** 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 property situated in Shelby, County, Alabama, to-wit:

That certain parcel of land described as commencing at the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 3, Township 22, Range 4 West, and run thence due North along the West line of said forty acres for a distance of 690 feet; run thence East for a distance of 719 feet to the Southeast Corner of the James Goggins Lot, which is the Point of Beginning of the lot herein described and conveyed; run thence East 250 feet; run thence in a Northeasterly direction 350 feet to a point on the Westerly right of way line of the Montevallo-Boothton Road, which point is 251 feet Northwesterly from the point of intersection of said Westerly right of way line of said road with the East line of said Northwest 1/4 of the Northwest 1/4 of Section 3; run thence in a Northwesterly direction along the Westerly right of way line of said Public Road for a distance of 210 feet; run thence West 28 feet; run thence in a Southerly direction and parallel with the East line of said forty acres for a distance of 210 feet; run thence West 331 feet; run thence South 210 feet to the Point of Beginning.

LESS and EXCEPT that tract of land conveyed in Deed Book 316, Page 857, described as follows: A part of the Northwest Quarter of the Northwest Quarter of Section 3 Township 22, Range 4 West, more particularly described as follows: Commencing at the Southwest corner of

said forty and run North 690 feet; then East 719 feet to the Southeast corner of the James Goggins lot to point of beginning of land herein described; thence run East 210 feet to a point; thence turn to the left and run North parallel to the East line of the James Goggins lot and also the West side of said Quarter-Quarter Section to a point; thence turn to the left and run in a Westerly direction, parallel with the North line of said Quarter-Quarter Section 210 feet to a point; thence turn to the left and run in a Southerly direction parallel to the West line of said Quarter-Quarter Section and along the East line of the James Goggins lot 210 feet to the point of beginning of the lot herein described. Said lot being a part of the Northwest Quarter of the Northwest Quarter, Section 3, Township 22, Range 4 West, situated in Shelby County, Alabama.

Commonly known as: 79 Grace Hill Lane, Montevallo, AL 35115
Parcel ID #: 26 2 03 0 002 021.000

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 28th day of October, 2021.

Fannie Mae a/k/a Federal National Mortgage Association
By: Vantage Point Title, Inc. as attorney in fact

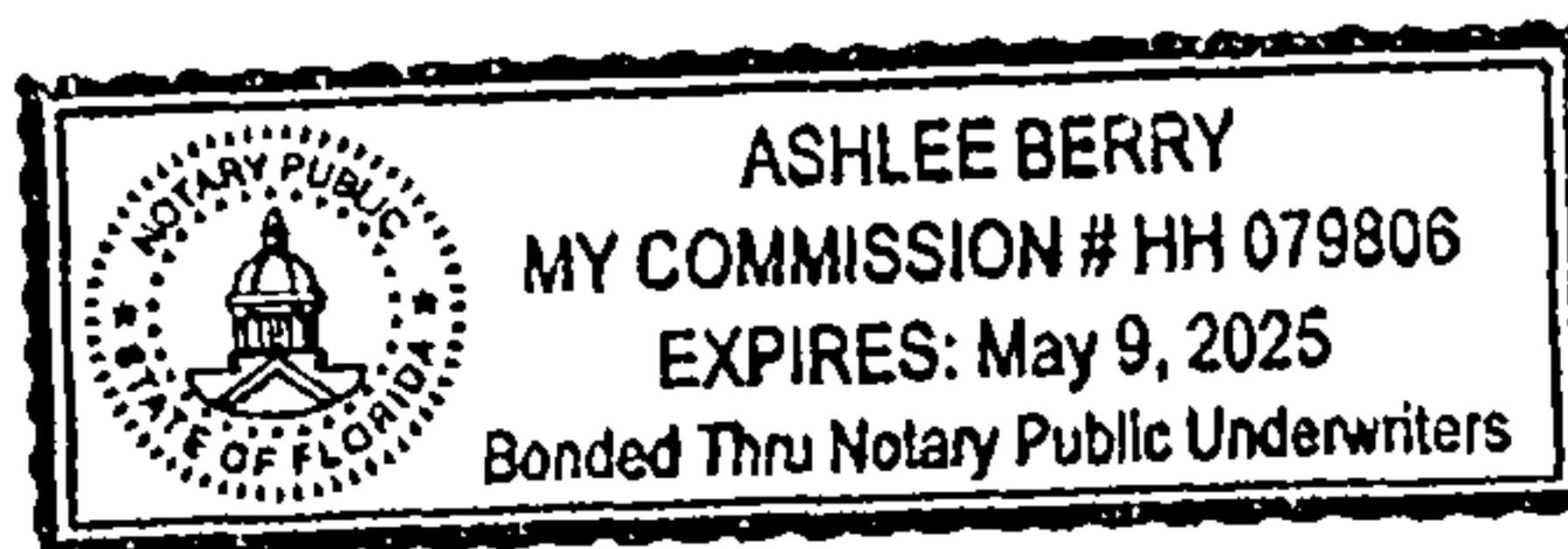
[Signature]
Name: Mark Geiger
Title: Vice President

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 28 day of October, 20 21.

[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
 11/04/2021 11:00:43 AM
 \$75.00 JOANN
 20211104000534710

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
 Mailing Address Federal National Mortgage Association
5600 Granite Parkway
Plano, TX 75024

Grantee's Name IVAN GARCIA AND DIANA JAZMIN ACUNA SEGURA
 Mailing Address 79 GRACE HILL LANE
MONTEVALLO, AL 35115

Property Address 79 GRACE HILL LANE
MONTEVALLO, AL 35115

Date of Sale 10/28/2021
 Total Purchase Price \$ 44,000

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 11/4/21

Print Courtney Smith

☒ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1