

20211210000586670 1/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
12/10/2021 09:50:42 AM FILED/CERT

Prepared by:  
Matthew W. Penhale, Esq.  
MCCALLA RAYMER LEIBERT PIERCE, LLC  
Two North Twentieth  
220th Street North, Suite 1000  
Birmingham, Alabama 35203  
File Number: 9217119 / Winfrey

Send Property Tax Notice to:  
Federal National Mortgage  
Association (PO Box 650043,  
Dallas, TX 75265-0043)

## **SPECIAL WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Ten Dollars (\$10.00) and other valuable considerations to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, NewRez LLC d/b/a Shellpoint Mortgage Servicing, (hereinafter referred to as "GRANTOR"), does hereby grant, bargain, sell and convey unto Federal National Mortgage Association (PO Box 650043, Dallas, TX 75265-0043), (hereinafter referred to as "GRANTEE"), 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:

**FROM THE NORTHWEST CORNER OF THE S 1/2 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 2 WEST, RUN EAST ALONG THE NORTH BOUNDARY LINE OF THE SAID S 1/2 OF THE SE 1/4 OF NW 1/4, SECTION 18, TOWNSHIP 20 SOUTH, RANGE 2 WEST, FOR 281.06 FEET TO POINT ON THE EAST RIGHT OF WAY LINE OF THE FUNGO ROAD, SAID POINT BEING THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE CONTINUE EAST ALONG THE NORTH BOUNDARY LINE OF THE S 1/2 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 2 WEST, FOR 150.0 FEET; THENCE TURN AN ANGLE OF 102 DEGREES 38 MINUTES TO THE RIGHT AND RUN SOUTHWESTERLY 100.0 FEET; THENCE TURN AN ANGLE OF 77 DEGREES 22 MINUTES TO THE RIGHT AND RUN WESTERLY 150.0 FEET MORE OR LESS TO A POINT ON THE EAST RIGHT OF WAY LINE OF THE FUNGO ROAD; THENCE TURN AN ANGLE OF 102 DEGREES 38 MINUTES TO THE RIGHT AND RUN NORTHEASTERLY ALONG THE EAST RIGHT OF WAY LINE OF THE FUNGO ROAD FOR 100.0 FEET MORE OR LESS TO THE POINT OF BEGINNING. THIS LAND BEING A PART OF THE S 1/2 OF THE SE 1/4 OF NW 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 2 WEST, ACCORDING TO SURVEY OF ALTON YOUNG, REGISTERED LAND SURVEYOR, DATED JANUARY 25, 1961.**

TO HAVE AND TO HOLD, the said property hereinabove described, together with all and singular the rights, members and appurtenances thereunto appertaining to the only proper use, benefit and behoof of the said Grantee, his successors and assigns, in FEE SIMPLE; and the said Grantor specially warrants the title to the said bargained property above described against the lawful claims of all persons claiming by, through and under the Grantor.

**THIS CONVEYANCE IS MADE SUBJECT TO ANY RIGHT OF REDEMPTION ARISING BY VIRTUE OF THE FORECLOSURE OF A MORTGAGE EVIDENCED BY THAT CERTAIN FORECLOSURE DEED DATED OCTOBER 26, 2021, RECORDED IN INSTRUMENT NO. 20211102000530810, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

NewRez LLC d/b/a Shellpoint

IN WITNESS WHEREOF, Mortgage Servicing (Grantor), by Barbara Johnson, its Foreclosure Supervisor,  
who is authorized to execute this conveyance, has hereto set its signature and seal, on this 30th day of  
November, 2021.

NewRez LLC d/b/a Shellpoint Mortgage Servicing

By: Barbara Johnson (Seal)  
Name: Barbara Johnson  
Title: Foreclosure Supervisor

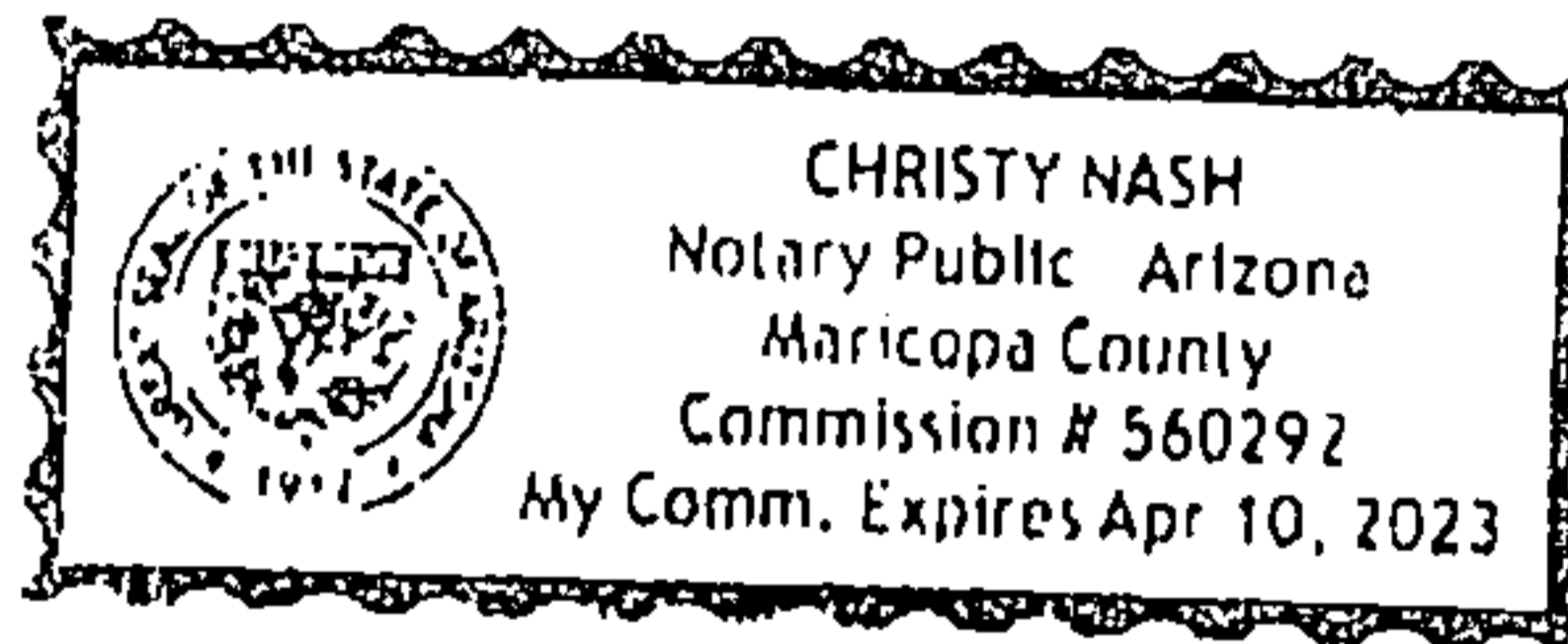
THE STATE OF Arizona  
COUNTY OF Maricopa

I, the undersigned Notary Public, in and for said county, in said state hereby certify that  
Barbara Johnson who is Foreclosure Supervisor of NewRez LLC d/b/a Shellpoint Mtg. Servicing 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 as such officer with full authority, executed same voluntarily for and as the act of  
Foreclosure Supervisor

GIVEN UNDER MY HAND AND OFFICIAL SEAL this the 30<sup>th</sup> day of  
November, 2021.

Christy Nash  
NOTARY PUBLIC Christy Nash

My Commission expires: April 10, 2023



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	NewRez LLC d/b/a Shellpoint Mortgage Servicing	Grantee's Name	Federal National Mortgage Association
Mailing Address	55 Beattie Place, Suite 110 Greenville, SC 29601	Mailing Address	
Property Address	1360 Highway 35 Pelham, AL 35124	Date of Sale	October 19, 2021
		Total Purchase price	\$144,700.00
		or	
		Actual Value	
		or	
		Assessed 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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other FC Sale
<input type="checkbox"/> 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 11/30/2021 Print Barbara Johnson

Unattested \_\_\_\_\_ Sign Barbara Johnson

(verified by) \_\_\_\_\_ (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk



File No.: 9217119



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*Allen S. Bayl*