

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: 1360 Highway 35 Pelham, AL 35124
---	---

SPECIAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Thirty Nine Thousand One Hundred Twenty Three and 95/100 Dollars (\$139,123.95)** 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 **Alexis David Hernandez Lopez** (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:

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 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.

THIS CONVEYANCE IS MADE SUBJECT TO ANY RIGHT OF REDEMPTION ARISING BY VIRTUE OF THE FORECLOSURE OF A MORTGAGE EVIDENCED BY

Property Address: 1360 Highway 35, Pelham, AL
35124

File#: AL210620

20220520000206190 05/20/2022 11:22:16 AM DEEDS 2/4

**THE FORECLOSURE DEED FILED FOR RECORD 11/02/2021 IN INSTRUMENT NO.
20211102000530810, PROBATE COURT OF SHELBY COUNTY, ALABAMA.**

Documentary Evidence - Settlement Statement

Property Address: 1360 Highway 35, Pelham, AL
35124
File#: AL210620

Page | 2

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 6 day of May, 2022.

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 # 20210527000261990 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 6 day of May, 2022.

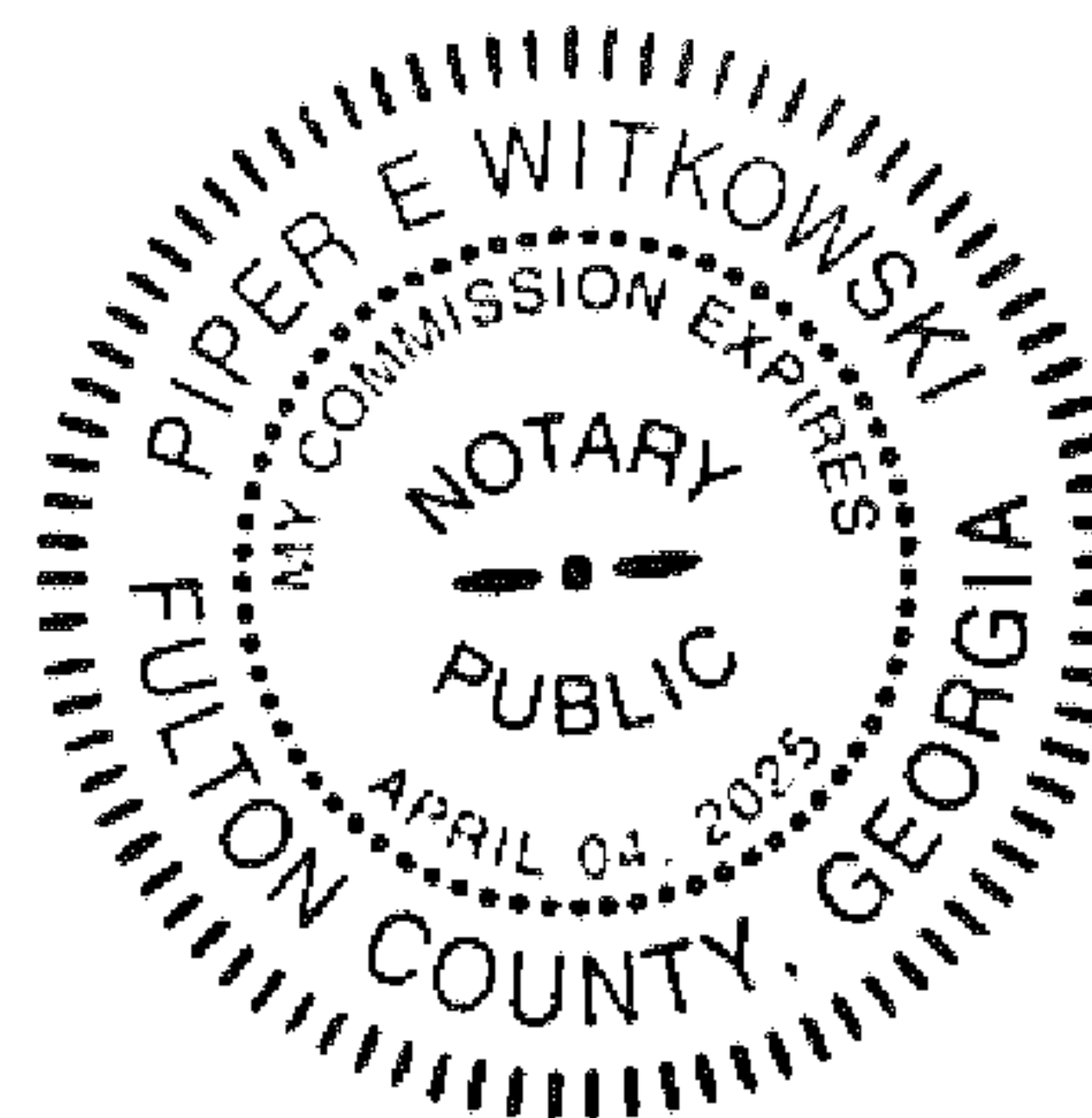
[Signature]
Notary Public

My Commission expires: _____

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

Grantee's Address:
120 Greenwood Circle
Calera, AL 35040

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



Property Address: 1360 Highway 35, Pelham, AL
35124
File#: AL210620

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 aka Federal
National Mortgage Association
Mailing Address 5600 Granite Parkway
Plano, TX 75024
Property Address 1360 Highway 35
Pelham, AL 35124

Grantee's Name Alexis David Hernandez Lopez
Mailing Address 120 Greenwood Circle
Calera, AL 35040
Date of Sale 05/19/2022
Total Purchase Price \$139,123.95
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 5/19/22

Unattested

Keyla
(verified by)

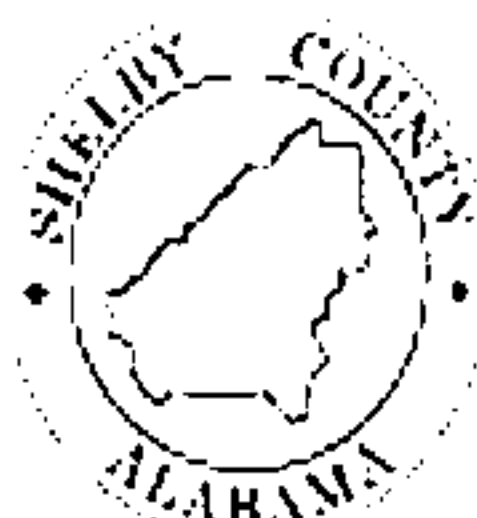
Print Alexis David Hernandez Chapman

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

MY COMMISSION EXPIRES FEBRUARY 3, 2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/20/2022 11:22:16 AM
\$170.50 JOANN
20220520000206190

Alvin S. Bayl