

SEND TAX NOTICE TO:
Federal National Mortgage Association
13455 Noel Road, Suite 660
Dallas, TX 75240

STATE OF OHIO)
COUNTY OF CUYAHOGA)

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten And 00/100 Dollars (\$10.00) and other good and valuable considerations in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned PNC Bank, National Association, successor by merger to BBVA USA, formerly known as Compass Bank (hereinafter called "Grantors"), hereby remise, release, quit claim, grant, sell and convey to Federal National Mortgage Association (hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate situated in Shelby County, Alabama, to-wit:

Land situated in Section 19, Township 18 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 19, Township 18 South, Range 2 East, Shelby County, Alabama, and run in an Easterly direction along the North line of said 1/4-1/4 Section a distance of 866.03 feet to the Point of Beginning of the herein described parcel and a point in the centerline of the South Central Bell Telephone Company right of way thence deflect 123 degrees 22 minutes to the left and run in a Northwesterly direction a distance of 209.86 feet to a point; thence turn an interior angle of 117 degrees 04 minutes 00 seconds and run to the right and in a Northeasterly direction a distance of 18.03 feet to a point; thence turn an interior angle of 110 degrees 40 minutes and run to the right and in a Southeasterly direction a distance of 69.45 feet to a point; thence turn an interior angle of 171 degrees 28 minutes and run to the right and in a Southeasterly direction a distance of 77.84 feet to a point; thence turn an interior angle of 172 degrees 20 minutes 30 seconds and run to the right and in a Southeasterly direction a distance of 292.86 feet to a point at the intersection of an old fence and the meander of a branch, thence turn an interior angle of 143 degrees 40 minutes 30 seconds and run to the right in a Southeasterly direction and along the old fence right of way a distance of 136.26 feet to a point; thence turn an interior angle of 241 degrees 59 minutes and run to the left in an Easterly direction and along the old fence right of way a distance of 129.43 feet to a point; thence turn an interior angle of 89 degrees 03 minutes and run to the right in a Southerly direction a distance of 309.41 feet to a point; thence turn an interior angle of 181 degrees 22 minutes and run to the left in a Southeasterly direction a distance of 387.05 feet to a point, said point being the center line of said Telephone Company right of way; thence turn an interior angle of 31 degrees 47 minutes and run to the right and in a Northwesterly direction a distance of 928.65 feet, more or less, to the Point of Beginning and along said Telephone Company right of way center line to the Point of Beginning of the herein described parcel.

TO HAVE AND TO HOLD to the said Grantee forever.

Given under our hands and seals, this 4th day of May, 2023.

PNC Bank, National Association, successor by
merger to BBVA USA, formerly known as
Compass Bank

By: [Signature]
Brandy B. Baker
Its: Authorized Signer

STATE OF Ohio
COUNTY OF Cuyahoga

I, the undersigned, a Notary Public, in and for said State, in said County, hereby certify
that Brandy B. Baker, as Auth Signer of PNC Bank, National Association, successor by
merger to BBVA USA, formerly known as Compass Bank, whose name 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 instrument, he/she/they, as such officer, and with full authority,
executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 4th day of May, 2023.

[Signature]
Notary Public
My Commission Expires: 2-21-27

This Instrument Prepared by:
Elizabeth Loeftgren, Esq
Tiffany & Bosco, P.A.
2501 20th Place South, Ste 300
Homewood, Alabama 35223

TB # 22-05515



This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name PNC Bank, National Association,
successor by merger to BBVA
USA, formerly known as Compass
Bank

Grantee's Name Federal National Mortgage Association

Mailing Address 3232 Newmark Drive
Miamisburg, OH 45342

Mailing Address 13455 Noel Road, Suite 660
Dallas, TX 75240

Property Address 260 Sun Valley Circle
Sterrett, AL 35147

Date of Sale 05/12/2023

Total Purchase Price

or

Actual Value \$ _____

or

Assessor's Market Value \$136,250.00

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

☐ Appraisal

☐ Sales Contract

☒ Other Tax Assessor

☐ 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.

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 5/12/23

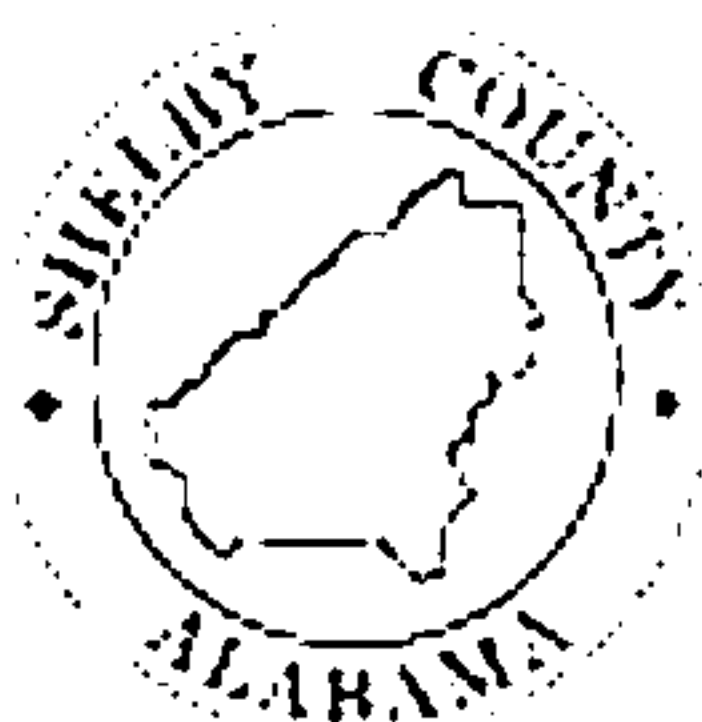
Print Katelan Richardson

Sign

[Signature]
(Grantor / Grantee / Owner / Agent) circle one

☐ Unattested

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/12/2023 11:22:20 AM
\$30.00 JOANN
20230512000141280

Allen S. Bayl