

Prepared by:
Matthew W. Penhale, Esq.
MCCALLA RAYMER LEIBERT PIERCE, LLC
Two North Twentieth
2 20th Street North, Suite 1000
Birmingham, Alabama 35203
File Number: 22-03563AL / Snyder

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, **PNC Bank, National Association**, (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:

A lot or parcel of land situated in the SW 1/4 of the NE 1/4 of Section 33, Township 17 South, Range 1 East; thence run South and along the West line for a distance of 942.30 feet; thence turn 61 degrees 28 minutes to the left for a distance of 303.65 feet; thence turn 74 degrees 32 minutes 15 seconds to the left for a distance of 278.80 feet to the Point of Beginning; thence continue along same line for a distance of 141.91 feet; thence turn 95 degrees 50 minutes to the left for a distance of 250.0 feet; thence turn 104 degrees 02 minutes 24 seconds to the left for a distance of 233.98 feet; thence turn 102 degrees 35 minutes 53 seconds to the left for a distance of 198.34 feet to the Point of Beginning. Situated in Shelby County, Alabama.

Also permanently affixed is a 28 x 80 1998 Southern Energy, VIN DSEAL11607A and VIN DSEAL11607B

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, their 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 RECORDED ON JUNE 22, 2023, IN INSTRUMENT NO. 20230622000185300, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

IN WITNESS WHEREOF, PNC Bank, N.A. (Grantor), by Brandy B. Baker, its Authorized Signer, who is authorized to execute this conveyance, has hereto set its signature, on this July 10 day of July 10, 2023.

PNC Bank, National Association

By: [Signature]
Name: Brandy B. Baker
Title: Authorized Signer

THE STATE OF Ohio
COUNTY OF Cuyahoga

I, the undersigned Notary Public, in and for said county, in said state hereby certify that Brandy B. Baker who is Auth. Signer of PNC Bank 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 Auth. Signer.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this the 10th day of July, 2023.

[Signature]
NOTARY PUBLIC

My Commission expires: 2.21.27



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

Grantor's Name	PNC Bank, National Association	Grantee's Name	Federal National Mortgage Association
Mailing Address	3232 Newmark Drive Miamisburg, OH 45342	Mailing Address	Federal National Mortgage Association PO Box 650043, Dallas, TX 75265-0043
Property Address	783 Hwy 101 Leeds, AL 35094	Date of Sale	June 13, 2023
		Total Purchase price	\$63,620.96
		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)

☐ Bill of Sale	☐ Appraisal
☐ Sales Contract	☒ Other FC Sale
☐ 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 July 10, 2023 Print Brandy B. Baker - Authorized Signer

 Unattested Sign 

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

Form RT-1

File No.: 22-03563AL



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/19/2023 10:20:00 AM
\$29.00 PAYGE
20230719000215050

Allen S. Byrd