

-Above this line reserved for official use only-

STATE OF ALABAMA)
COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS SPECIAL WARRANTY DEED executed this 27 day of October, 2023, for and in CONSIDERATION OF **Forty-Four Thousand and 00/100 Dollars (\$44,000.00)**, and other valuable consideration, the receipt whereof and sufficiency of which is hereby acknowledged, the undersigned **FEDERAL NATIONAL MORTGAGE ASSOCIATION AKA FANNIE MAE** whose mailing address is PO BOX 650043, DALLAS, TX 75265-0043 (hereinafter referred to as the "Grantor") does hereby grant, bargain, sell, and convey unto **MISAELE ESQUIVEL BENITEZ, A MARRIED PERSON**, whose mailing address is 304 GREEN PARK S, PELHAM, AL 35124 (hereinafter referred to as the "Grantee") the following described real estate situated in the County of SHELBY, State of Alabama, to wit:

All the following described real estate, situated in the County of Shelby and the State of Alabama known and described as follows, to wit:

Lot 2, according to the survey of Slate Rock Valley, as recorded in Map Book 25, Page 23, in the Probate Office of Shelby County, Alabama.

Being all and the same lands and premises conveyed to Federal National Mortgage Association by Community Loan Servicing, LLC fka Bayview Loan Servicing, LLC (for the interest of Excer Starkey) in a Foreclosure Deed dated 04/12/2022 and recorded 04/13/2022 in Document Number 20220413000153370, in the Land Records of Shelby County, AL.

Property Address: 249 SEALE ROAD, CALERA, AL 35040
This instrument was prepared without the benefit of a title examination.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

Executed on this 27 day of October, 2023.

FEDERAL NATIONAL MORTGAGE ASSOCIATION AKA FANNIE MAE
by **Priority Title and Escrow, LLC, attorney in fact**

By: Jodianna Fattorini

Name: Jodianna Fattorini

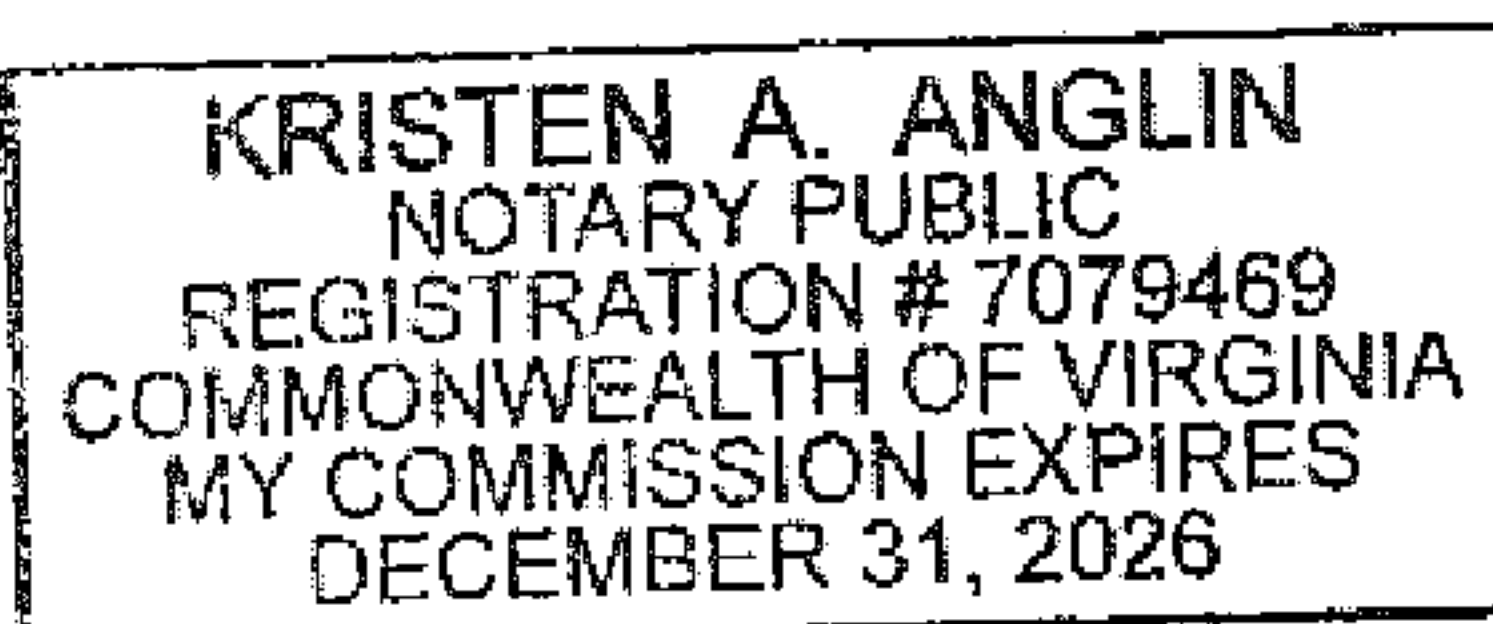
Title: Agent

Virginia
STATE OF ~~ALABAMA~~ VA
COUNTY OF Virginia Beach SS
city

I, Kristen A Anglin, a Notary Public in and for the County in said State
(or for said State at large), hereby certify that Jodianna Fattorini, whose name as
(title) of **PRIORITY TITLE AND ESCROW, LLC, ATTORNEY IN FACT**
FOR FEDERAL NATIONAL MORTGAGE ASSOCIATION AKA FANNIE MAE, a corporation, 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 above and foregoing instrument, he/she, as such officer and with full authority, executed same
voluntarily for and as the act of said **PRIORITY TITLE AND ESCROW, LLC, ATTORNEY IN FACT FOR**
FEDERAL NATIONAL MORTGAGE ASSOCIATION AKA FANNIE MAE on the same day bears date.

Given under my hand (and official seal of office) this Oct 27th day of Oct
2023.

Kristen A Anglin
Notary Public Kristen A. Anglin
My commission expires: 12/31/2026



Recordation Requested By/Return to:
PRIORITY TITLE & ESCROW
641 LYNNHAVEN PKWY, STE 200
VIRGINIA BEACH, VA 23452
File No. 042308327

Send Tax Notices to:
MISAEEL ESQUIVEL BENITEZ
304 GREEN PARK S
PELHAM, AL 35124

This Instrument Prepared By:
BARRY CAROTHERS, ESQ.
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/01/2023 09:34:46 AM
\$69.00 JOANN
20231101000320330

Allen S. Bayl