

Send tax notices to:
CITIZENS BANK NA f/k/a RBS CITIZENS NA
1 Citizens Plaza
Providence, RI 02903

STATE OF (ALABAMA)
COUNTY (Shelby)

20240718000219760
07/18/2024 01:09:54 PM
DEEDS 1/2

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, to the undersigned, CITIZENS BANK NA f/k/a RBS CITIZENS NA, (hereinafter referred to as Grantor), in hand paid by Federal Home Loan Mortgage Corporation (hereinafter referred to as Grantee), the receipt and sufficiency whereof are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto the said Grantee that certain real estate situated in Conecuh County, Alabama being more particularly described as:

LOT 4, ACCORDING TO THE MAP OR SURVEY OF SIXTH ADDITION TO RIVERCHASE COUNTRY CLUB, AS RECORDED IN MAP BOOK 7, PAGE 93, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property Street Address for Informational Purposes: 830 Willow Oak DR., Hoover, AL 35244

TO HAVE AND TO HOLD unto said Grantee, its successors and assigns, in fee simple, forever. And Grantor special warrants the title to the said above-described property against the lawful claims of all persons claiming by, through, and under the Grantor, but not otherwise, and Grantor shall warrant and defend the same to the said Grantee, its successors and assigns forever.

Dated this the 7th day of July, 2024.

BY: Stanley Anya
ITS: AVP

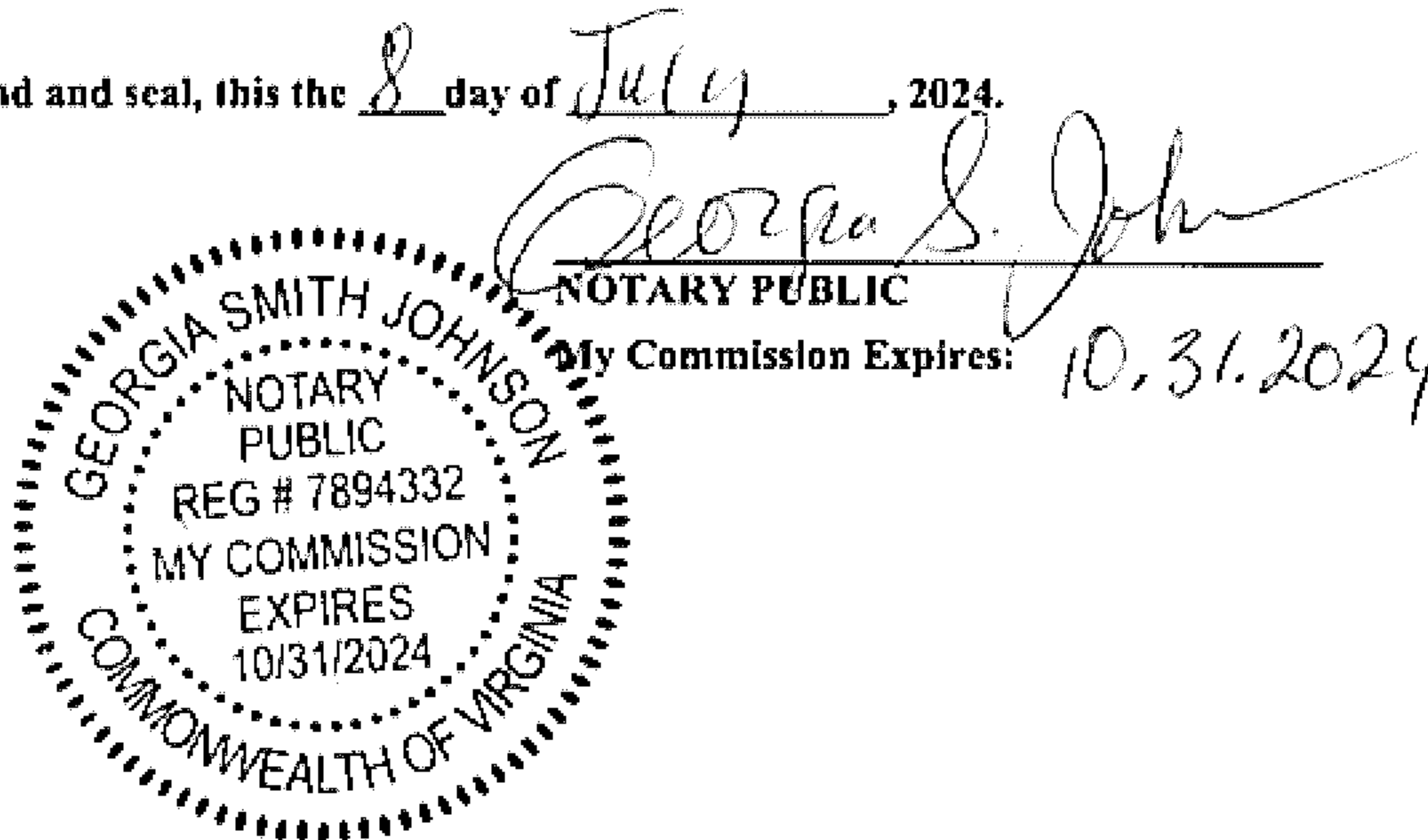
STATE OF VA)
COUNTY OF Henrico)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stanley Anya whose name as AVP of Citizens Bank NA acting in its capacity as AVP, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he/she, as such and with full authority, executed the same voluntarily for and as the act of said entity.

Given under my hand and seal, this the 8 day of July, 2024.

(SEAL)

INSTRUMENT PREPARED BY:
Jonathan Smothers
ALBERTELLI LAW
One Independence Plaza, Suite 416
Birmingham, AL 35209
23-015314





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/18/2024 01:09:54 PM
 \$26.00 BRITTANI
 20240718000219760

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name CITIZENS BANK NA f/k/a RBS CITIZENS NA
 Mailing Address 1 Citizens Plaza
 Providence, RI 02903

Grantee's Name Federal Home Loan Mortgage Corporation
 Mailing Address 8200 Jones Branch Drive
 McLean, VA, 22102

Property Address 830 Willow Oak Dr.
 Hoover, AL 35244

Date of Sale 02/13/2024
 Total Purchase Price \$ 388475.45

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

☐ Appraisal

☐ Sales Contract

☒ Other AL- Foreclosure Procedure

☐ 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 07/19/2024

Print Christopher E. Lara

Unattested

Sign *Christopher E. Lara*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1