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STATE OF ALABAMA )  
COUNTY OF SHELBY )

### SPECIAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS THAT:**

THIS SPECIAL WARRANTY DEED executed this 23<sup>rd</sup> day of July, 20 24, for and in CONSIDERATION OF **Two Hundred Ten Thousand and 00/100 Dollars (\$210,000.00)**, 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 **BAILEY K TINDELL, UNMARRIED AND BRADLEY S ALLEN, UNMARRIED AND EVERETT ALAN TINDELL, MARRIED, AS JOINT TENANTS WITH RIGHTS SURVIVORSHIP**, whose mailing address is 260 SUN VALLEY CIRCLE, STERRETT, AL 35147 (hereinafter referred to as the "Grantee") the following described real estate situated in the County of SHELBY, State of Alabama, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

**Prior instrument reference: Document No. 20230512000141280 of the Public Records of the District Recorder of SHELBY County, State of Alabama.**

**Property Address:** 260 SUN VALLEY CIRCLE, STERRETT, AL 35147  
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 23 day of July, 2024.

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

By: [Signature]  
Name: Jodiana Fattorini  
Title: Agent

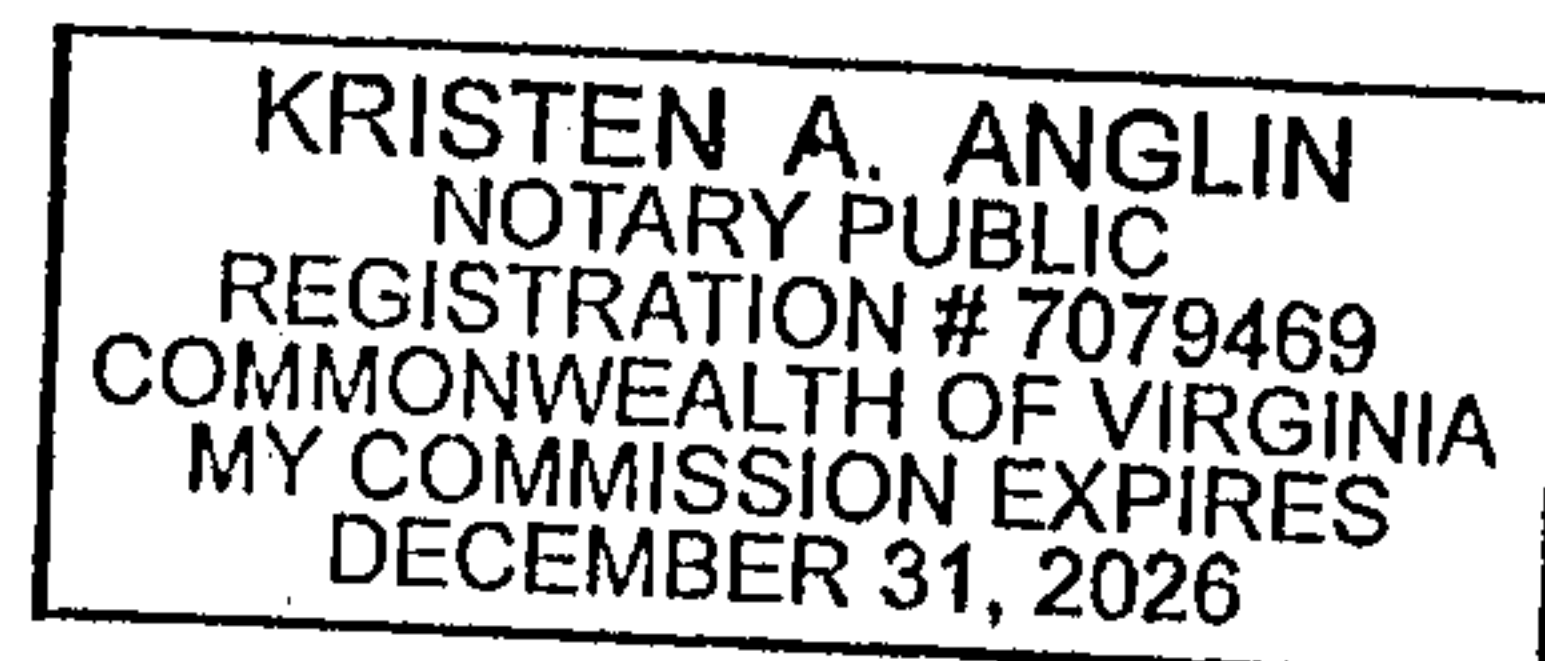
STATE OF Virginia  
~~va~~-COUNTY OF Virginia Beach } SS.  
city

I, Kristen A. Anglin, a Notary Public in and for the County  
in said State (or for said State at large), hereby certify that Jodiana Fattorini, whose  
name as agent (title) of **PRIORITY TITLE AND ESCROW, LLC,**  
**ATTORNEY IN FACT FOR FEDERAL NATIONAL MORTGAGE ASSOCIATION AKA**  
**FANNIE MAE**, a corporation/ limited liability company/national association/company, 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 23rd day of July, 2024.

[Signature]  
Notary Public  
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. 052308595



**Send Tax Notices to:**  
**BAILEY K TINDELL AND BRADLEY S ALLEN AND EVERETT ALAN TINDELL**  
260 SUN VALLEY CIRCLE  
STERRETT, AL 35147

**This Instrument Prepared By:**  
**THOMAS H. CLAUNCH III** AL Bar No. 1402H38C  
o/b/o BC LAW FIRM, P.A.  
9164 EASTCHASE PARKWAY 209  
MONTGOMERY, AL 36117

**EXHIBIT "A"**  
**Legal Description**

**The Land is described as follows:**

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

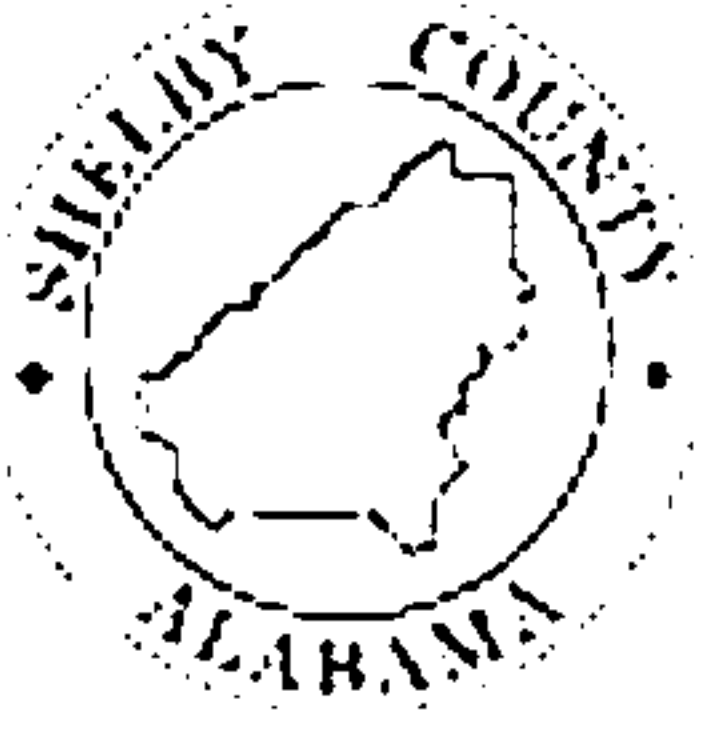
**Land situated in Section 19, Township 18 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows:**

**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 a 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.**

**Parcel ID: 05 4 19 3 001 030.001**

**Being all and the same lands and premises conveyed to Federal National Mortgage Association by PNC Bank, National Association, successor by merger to BBVA USA, formerly known as Compass Bank in a Quit Claim Deed dated 05/04/2023 and recorded 05/12/2023 in Instrument No. 20230512000141280, in the Land Records of Shelby County, AL.**





Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 08/22/2024 01:39:12 PM  
 \$39.50 JOANN  
 20240822000263290

*Allen S. Bayl*

### 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	Grantee's Name	Bailey K. Tindell and Bradley S. Allen
Mailing Address	5600 Granite Parkway Plano, TX-75024	Mailing Address	Everett Alan Tindell 260 Sun Valley Circle Sterrett, AL-35147
Property Address	260 Sun Valley Circle Sterrett, AL-35147	Date of Sale	07/23/2024
		Total Purchase Price	\$ \$210,000.00
		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)

<input checked="" type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 08/02/2024

Print Juliana Buttorini

☐ Unattested

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

(verified by)