

This Instrument Prepared By:
Jeff G. Underwood
Aldridge Pite LLP
One Chase Corporate Center
Suite 400
Hoover, AL 35244

Send Tax Notice To:
Radian Guaranty Inc.
Attn: Loss Mgmt/REO
Crosspoint at Valley Forge
550 E. Swedesford Road
Suite 350
Wayne PA 19087

File: **AL1-24-0242**
Fannie Mae No. **A240093**

STATE OF ALABAMA
COUNTY OF SHELBY

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten dollars Dollars (\$ 10.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, **Federal National Mortgage Association aka Fannie Mae** (hereinafter referred to as **GRANTOR**), does hereby remise, release, quit claim, grant, sell, and convey to **Radian Guaranty, Inc.** (hereinafter referred to as **GRANTEE**), all of GRANTOR's right, title, interest and claim in or to the following described real estate situated in the County of **Shelby** and State of Alabama, to-wit:

Lot 22, according to the Map of Ripple Creek estates, Phase II, as recorded in Map Book 14, Page 39, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to easements, restrictions, reservations, covenants, conditions, minerals and mining rights, rights of way, of record, if any.

IN WITNESS WHEREOF, we have hereunto set my hands and seals on this the 27th day of June, 2024.

Federal National Mortgage Association aka Fannie Mae

BY: Libbi Walker
Continental Real Estate Services, Inc. as
Attorney in Fact

STATE OF MISSOURI

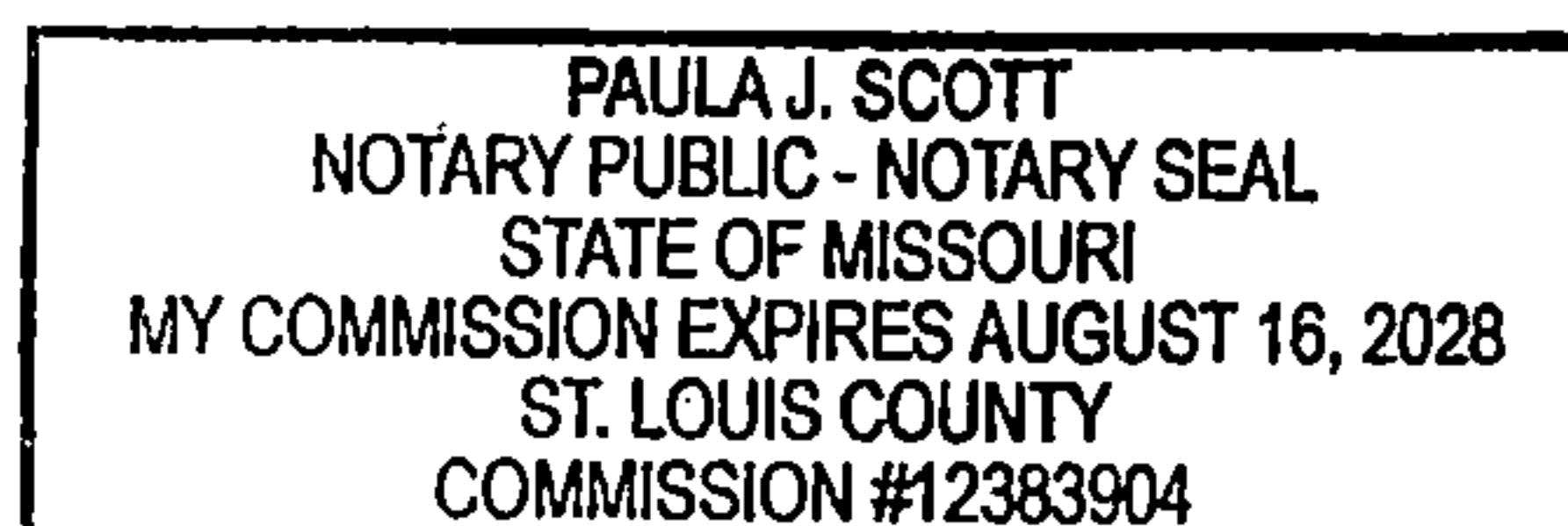
COUNTY OF ST. LOUIS

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Libbi Walker, whose name as Closing Supervisor of Continental Real Estate Services, Inc. as Attorney in Fact for Federal National Mortgage Association aka Fannie Mae, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of Federal National Mortgage Association aka Fannie Mae, on the day the same bears date.

Given under my hand and official seal this 27th day of June, 2024.

Paula J. Scott
Notary public State of Missouri

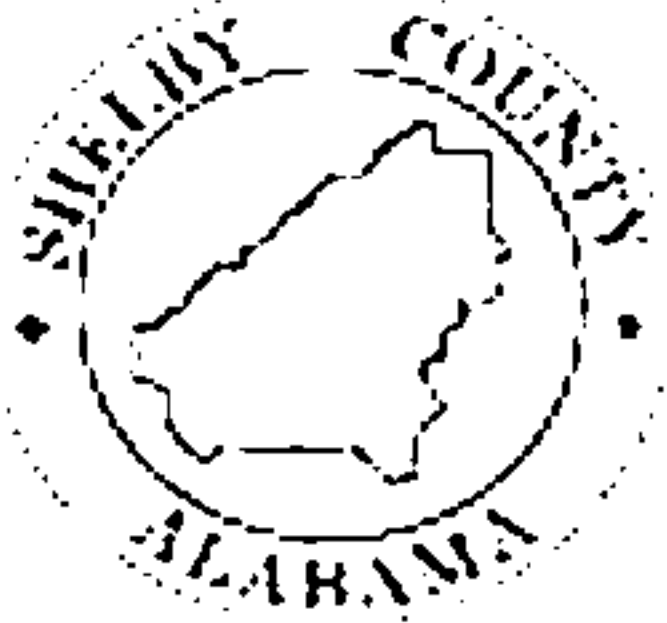
My Commission expires: August 16, 2028



Grantor's Address: P.O. Box 650043, Dallas TX 75265-0043

Grantee's Address: 550 E. Swedesford Road, Suite 350, Wayne PA 19087

Property Address: 75 Dana Drive, Montevallo, AL 35115



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/16/2024 09:02:48 AM
 \$33.50 DANIEL
 20241016000324290

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 FEDERAL NATIONAL MORTGAGE ASSOCIATION AKA FANNIE MAE
 Mailing Address P.O. BOX 650043
DALLAS TX 75265

Grantee's Name RADIAN GUARANTY, INC
 Mailing Address 550 E. SWEDES FORD ROAD
SUITE 350
WAYNE PA 19087

Property Address _____

Date of Sale 07/10/2024
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 5,400.00

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
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

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 10/03/2024

Print STEPHANIE ATKINS

Unattested

Sign

Stephanie Atkins

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1