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05/09/2025 02:11:16 PM

DEEDS 1/5

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

Send Tax Notice To:
John Derek Fussell
116 Lighthouse Drive
Alabaster, AL 35007

File: **AL1-23-0102**

STATE OF ALABAMA
COUNTY OF SHELBY

SPECIAL WARRANTY DEED

Know All Men by These Presents,

That in consideration of the sum of **Three Hundred Fifty Seven Thousand Five Hundred Dollars and no/100ths (\$357,500.00)** the amount of which can be verified in the sales contract between the parties hereto, and other good and valuable consideration to the undersigned Grantor(s) **Federal National Mortgage Association AKA Fannie Mae**, (herein referred to as GRANTOR, whether one or more), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does hereby these presents, grant, bargain, sell and convey unto **John Derek Fussell**, (herein referred to as GRANTEE, whether one or more), in fee simple, together with every contingent remainder and right of reversion the following described real estate, situated in **Shelby** County, Alabama, to-wit:

Lot 4, according to the Survey of Portsmouth, Third Sector, as recorded in Map book 7, Page 110 in the Probate Office of Shelby County, Alabama.

Property may be subject to all covenants, restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Together with a Purchase Money Mortgage in the amount of \$351,024.00 recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, in fee simple, and to his heirs and assigns together with every contingent remainder and right of reversion.

To Have and to Hold unto Grantee and his heirs and assigns.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this the 2nd day of April, 2025.

Federal National Mortgage Association AKA Fannie Mae

BY: Paula J. Scott
Continental Real Estate Services, Inc. as
Attorney in Fact

STATE OF MISSOURI

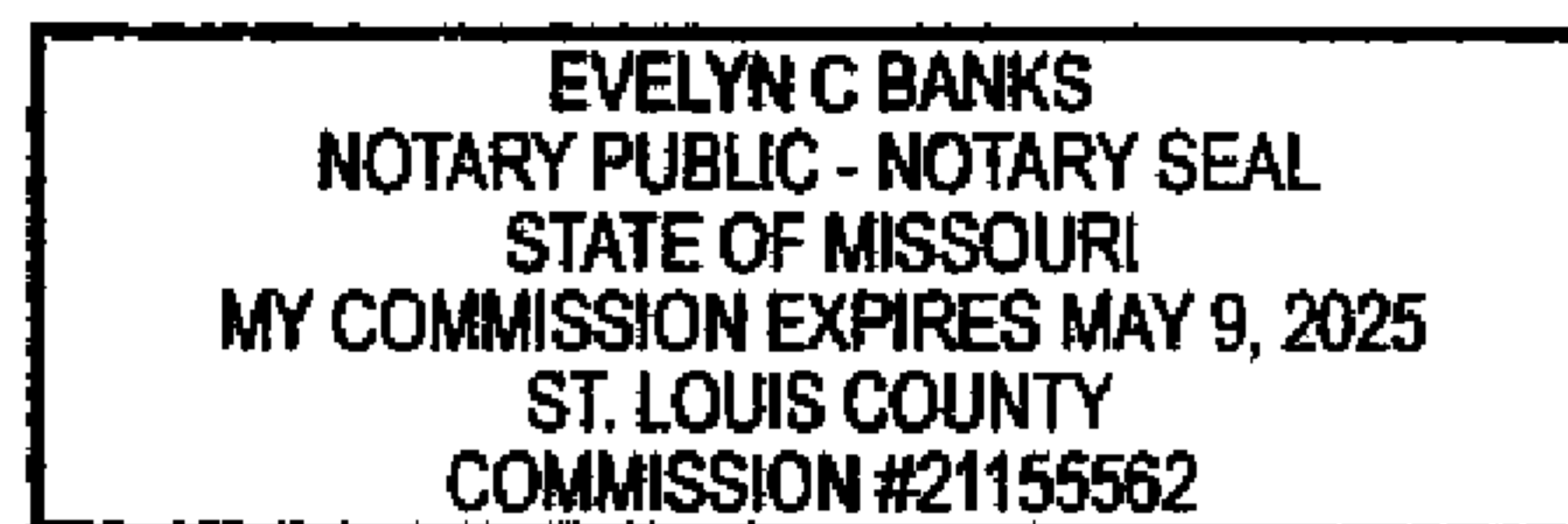
COUNTY OF ST. LOUIS

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paula J. Scott, whose name as Vice President 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 handed and official seal this 2nd day of April, 2025.

Evelyn C Banks
Notary public, State of Missouri

My Commission expires : May 9, 2025



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

Grantee's Address: 1100 Birchall Lane, Apt 302, Hoover, AL 35226

Property Address: 116 Lighthouse Drive, Alabaster, AL 35007

LIMITED POWER OF ATTORNEY TO EXECUTE DOCUMENTS

FEDERAL NATIONAL MORTGAGE ASSOCIATION A/K/A FANNIE MAE, a corporation organized and existing under the laws of the United States of America, having an office for the conduct of business at 5600 Granite Parkway, Plano, Texas 75024, constitutes and appoints Continental Real Estate Services, Inc., organized under the laws of the state of Missouri, with an office for the conduct of business at 9390 Olive Boulevard, St. Louis, Missouri 63132 as its true and lawful Attorney-in-Fact, and in its name, place, and stead and for its use and benefits, to do all things, execute, endorse, and acknowledge all documents customary and reasonably necessary and appropriate for the escrow or closing of sales and the conveyance of real properties or co-op properties owned by Fannie Mae. Such powers shall include, but are not limited to, the following:

1. Deeds transferring the real property and improvements owned by Fannie Mae;
2. Settlement/Closing Statements;
3. Affidavits and Indemnifications as to Debts and Liens;
4. Tax Proportion Agreements;
5. Seller's Affidavits and Agreements;
6. Errors and Omissions Correction Agreements; and
7. Execution of any other approved document as directed by Fannie Mae.

The rights, powers, and authority of the Attorney-in-Fact to exercise the rights and powers herein granted shall commence and be in full force and effect until the first to occur of the following:

1. March 31, 2026; or
2. the execution and recording of a Termination of Limited Power of Attorney by Fannie Mae of such rights, powers, and authority.

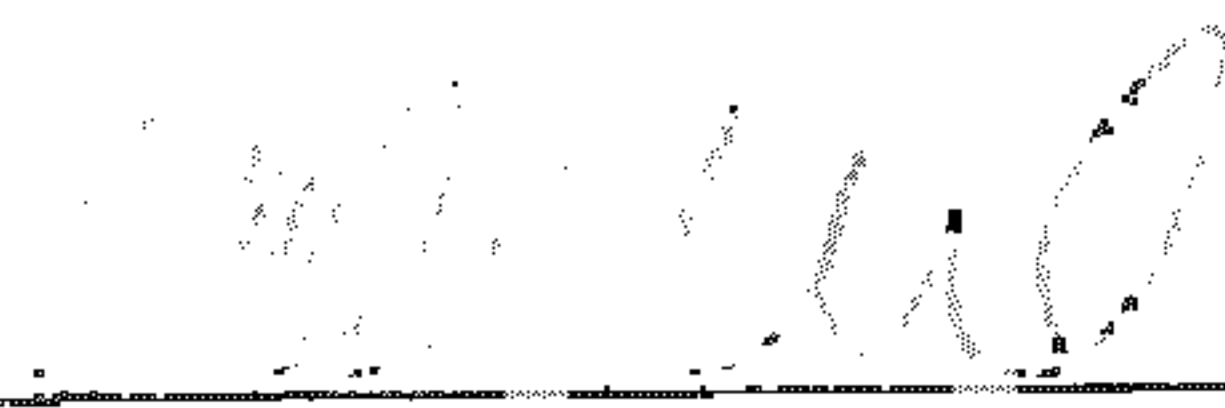
EXECUTED this 1st Day of February 2024.

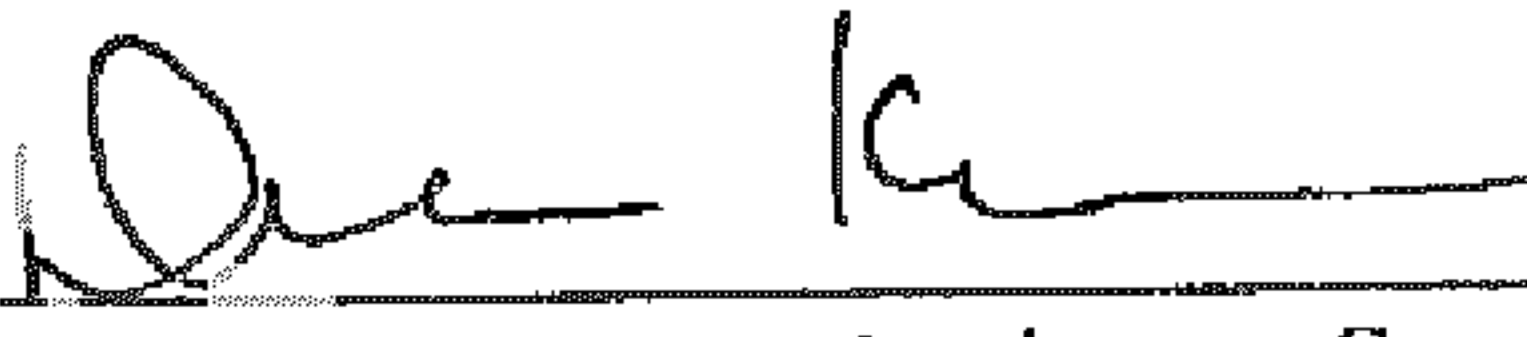
**FEDERAL NATIONAL MORTGAGE
ASSOCIATION A/K/A FANNIE MAE**

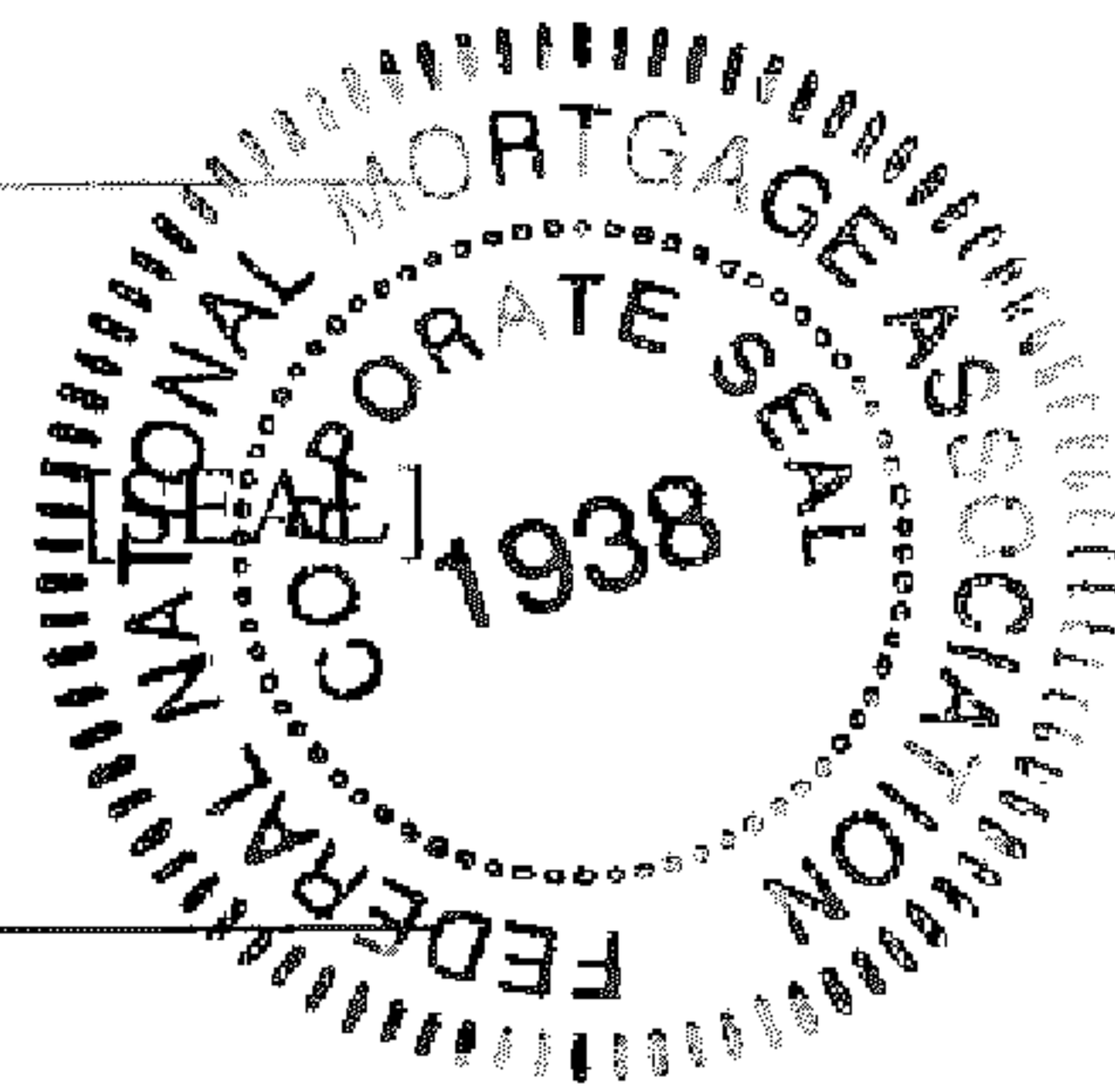

Shannon Newsome, Witness


John Thibaudeau, Vice President

ATTEST:


Colleen Ballard, Witness


Deborah Keen, Assistant Secretary



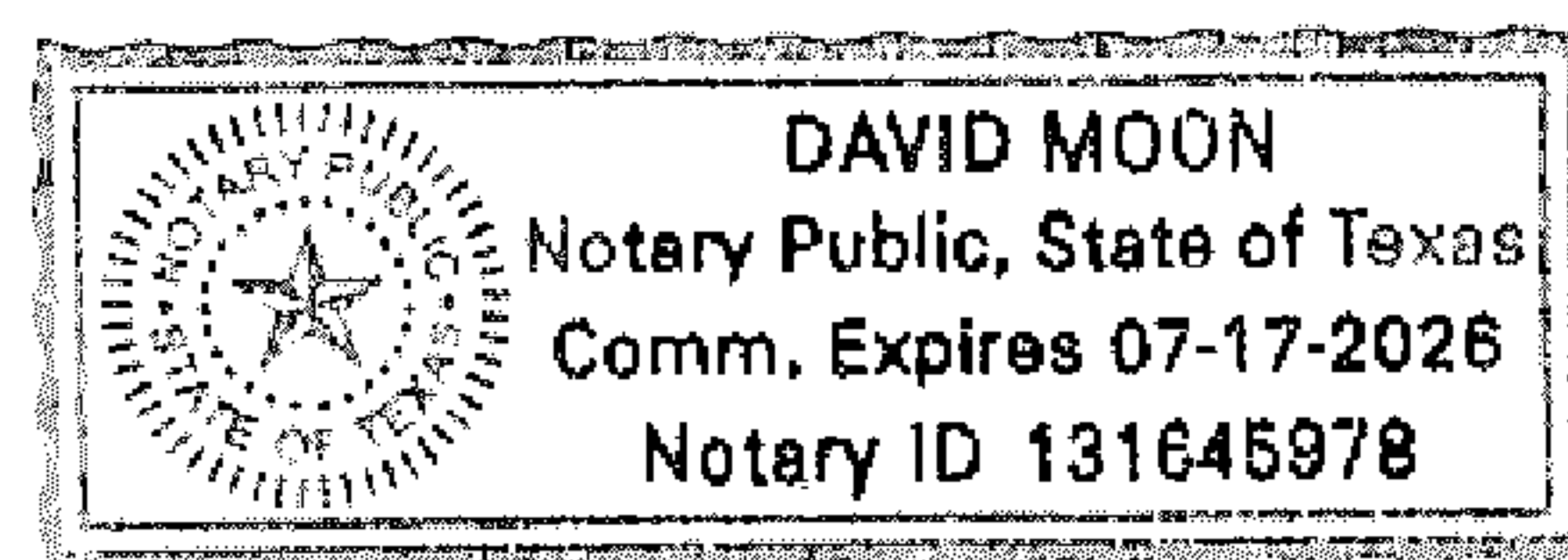
ACKNOWLEDGMENT

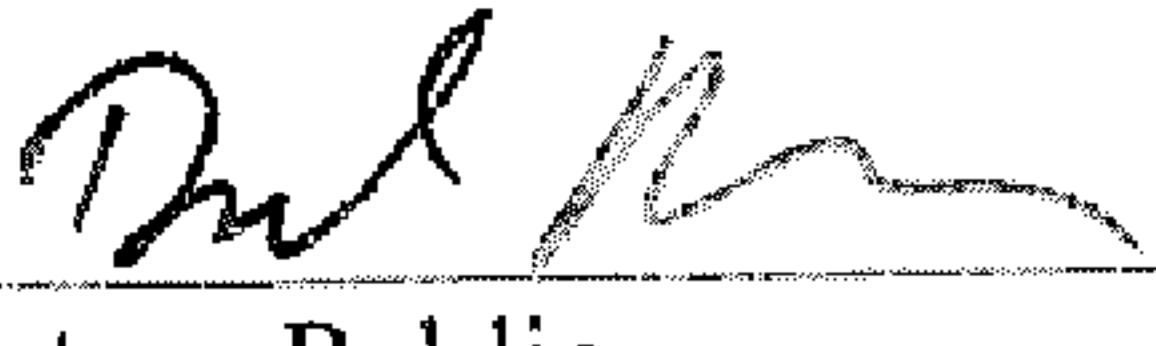
STATE OF TEXAS

COUNTY OF COLLIN

On this 1st Day of February 2024 before me appeared John Thibaudeau and Deborah Keen, to me personally known, whose names are subscribed to the foregoing instrument and who, being by me duly sworn, did say that they are, respectively, the Vice President and Assistant Secretary of Federal National Mortgage Association, a/k/a Fannie Mae, a corporation organized and existing under the laws of the United States, having its principal office in the City of Washington, District of Columbia, and that the seal affixed to said instrument is the corporate seal of said corporation by authority of its board of directors, and said Vice President and Assistant Secretary acknowledged said instrument to be the free act and deed of said corporation.

[SEAL]




Notary Public

LIMITED POWER OF ATTORNEY TO EXECUTE DOCUMENTS

Page 2

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

Grantee's Name: John Derek Fussell

Mailing Address: PO BOX 1250043
Dallas TX 75265-0043Mailing Address: 1100 Birchall Lane
Apt 302
Hoover, AL 35226Property Address: 116 Lighthouse Drive
Alabaster, AL 35007

Date of Sale: May 9, 2025

Total Purchase Price: \$357,500.00

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☐ Appraisal☒ Sales Contract☐ Other: _____☐ 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: 5/9/2025Print: Jeff Underwood, Esq.

Unattested _____

Sign: _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/09/2025 02:11:16 PM
 \$40.50 PAYGE
 20250509000141210

Allie S. Bayl

Form RT-1