

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

Send Tax Notice To:  
Pervez Hai  
1091 Pfingsten Road  
Northbrook, IL 60062

File: **AL1-23-0083**

STATE OF ALABAMA  
COUNTY OF SHELBY

### **SPECIAL WARRANTY DEED**

**Know All Men by These Presents,**

That in consideration of the sum of **Thirty Three Thousand Six Hundred Two Dollars and 10/100ths (\$33,602.10)** 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 **Pervez Hai**, (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:

**A lot or parcel of land situated in the SW ¼ of the NE ¼ of Section 33, Township 17 South, Range 1 East; thence run South and along the West line for a distance of 942.30 feet; thence turn 61 degrees 28 minutes to the left for a distance of 303.65 feet; thence turn 74 degrees 32 minutes 15 seconds to the left for a distance of 278.80 feet to the Point of Beginning; thence continue along same line for a distance of 141.91 feet; thence turn 95 degrees 50 minutes to the left for a distance of 250.0 feet; thence turn 104 degrees 02 minutes 24 seconds to the left for a distance of 233.98 feet; thence turn 102 degrees 35 minutes 53 seconds to the left for a distance of 198.34 feet to the Point of Beginning, situated in Shelby County, Alabama.**

**Also permanently affixed is a 28x80 1998 Southern Energy, VIN DSEAL11607A and VIN DSEAL11607B**

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.

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 16<sup>th</sup> day of May, 2025.

Federal National Mortgage Association AKA Fannie Mae

BY: Lubbi 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 Lubbi 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 16<sup>th</sup> day of May, 2025.

Paula Scott  
Notary public, State of Missouri

My Commission expires: August 16, 2028

PAULA J. SCOTT NOTARY PUBLIC - NOTARY SEAL STATE OF MISSOURI MY COMMISSION EXPIRES AUGUST 16, 2028 ST. LOUIS COUNTY COMMISSION #12383904
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Grantor's Address: P.O. Box 650043, Dallas TX 75265-0043

Grantee's Address: 1091 Pfingsten Road, Northbrook IL 60062

Property Address: 783 Mimosa Road, Leeds, AL 35094

**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: Pervez Hai

Mailing Address:

PO Box 650043  
Dallas TX 75265-0043Mailing Address: 1091 Pfingsten Rd  
Northbrook, IL 60062Property Address: 783 Mimosa Road  
Leeds, AL 35094

Date of Sale: June 16, 2025

Total Purchase Price: \$33,602.10

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:

6/16/2025

Print:

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  
 06/16/2025 02:39:19 PM  
 \$62.00 BRITTANI  
 20250616000184080

**Form RT-1**

Allen S. Bayl