

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

Send Tax Notice To:
Venis Wilder
2103 Baneberry Drive
Hoover, AL 35244

File: **AL1-23-0147**

STATE OF ALABAMA
COUNTY OF SHELBY

SPECIAL WARRANTY DEED

Know All Men by These Presents,

That in consideration of the sum of **Five Hundred Thirty One Thousand Four Hundred Dollars and no/100ths (\$531,400.00)** 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 **Venis Wilder**, (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 3321, according to the Survey of Riverchase Country Club 33rd Addition, as recorded in Map Book 16, Page 112, 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.

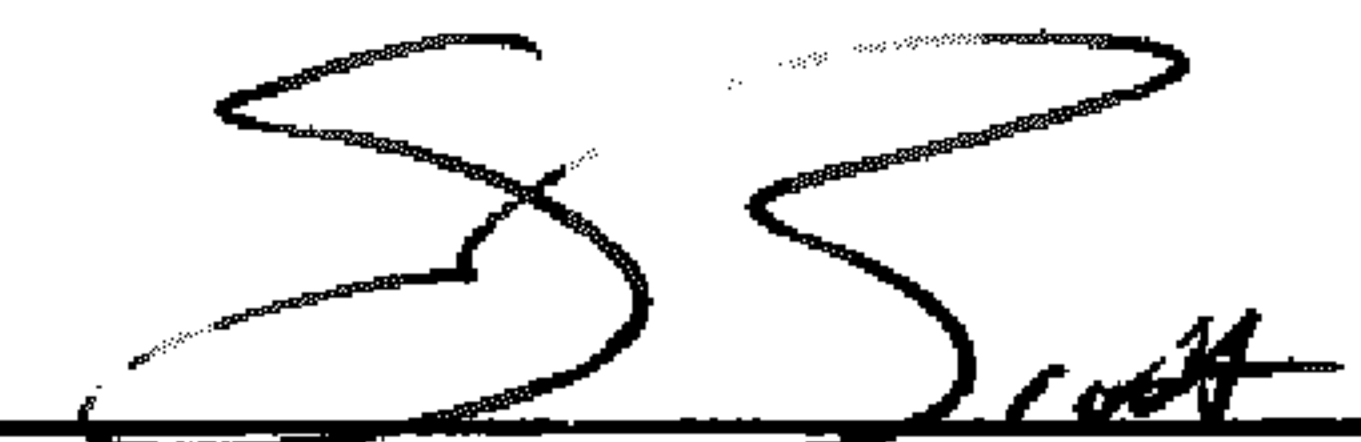
Together with a Purchase Money Mortgage in the amount of **\$531,400** recorded simultaneously herewith.

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 22nd day of January, 2026.

Federal National Mortgage Association AKA Fannie Mae

BY: 
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 SEAN SCOTT, whose name as Duly Appointed Representative 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 22nd day of January, 2026.


Notary public, State of Missouri

My Commission expires: May 9, 2029

EVELYN C BANKS
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES MAY 9, 2029
ST. LOUIS COUNTY
COMMISSION #21155562

Grantor's Address: P.O. Box 650043, Dallas TX 75265-0043
Grantee's Address: 26 SouthWest 54th Avenue, Plantation FL 33317
Property Address: 2103 Baneberry Drive, Hoover, AL 35244

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: Venis Wilder

Mailing Address: PO Box 650043
Dallas TX 75205

Mailing Address: 26 Southwest 54th Ave
Plantation, FL 33317

Property Address: 2103 Baneberry Drive
Hoover, AL 35244

Date of Sale: February 27, 2026

Total Purchase Price: \$531,400.00

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: 3/4/2026

Print: Jeff Underwood

Unattested _____

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

Filed and Recorded (verified by)
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/04/2026 09:25:38 AM
\$29.00 JOANN
20260304000062080



Allie S. Beyl