


Prepared by:  
Ray A. Carle, Esq.  
**MCCALLA RAYMER, LLC**  
Two North Twentieth  
220th Street North, Suite 1310  
Birmingham, AL 35203  
File Number: M1103942AL / Payant

Send Property Tax Notice to:  
**FEDERAL NATIONAL  
MORTGAGE ASSOCIATION**  
(FANNIE MAE) (PO Box  
650043, Dallas, TX 75265-0043)

## **SPECIAL WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

  
20120822000313910 1/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
08/22/2012 10:30:11 AM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Ten Dollars (\$10.00) and other valuable considerations to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, Green Tree Servicing, LLC, (hereinafter referred to as "GRANTOR"), does hereby grant, bargain, sell and convey unto FEDERAL NATIONAL MORTGAGE ASSOCIATION (FANNIE MAE) (PO Box 650043, Dallas, TX 75265-0043), (hereinafter referred to as "GRANTEE"), its successors and assigns, all right, title, interest and claim in or to the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

LOT 120, ACCORDING TO THE MAP AND SURVEY OF HERITAGE TRACE, PHASE 1, SECTOR 1, AS RECORDED IN MAP BOOK 34, PAGE 114, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.


TO HAVE AND TO HOLD, the aforegranted premises to said GRANTEE(S), its successors and assigns FOREVER IN FEE SIMPLE.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except there are no liens or encumbrances outstanding against the premises conveyed herein, which were created or suffered by the undersigned and not specifically excepted herein. Property sold AS IS.

**THIS CONVEYANCE IS MADE SUBJECT TO ANY RIGHT OF REDEMPTION ARISING BY VIRTUE OF THE FORECLOSURE OF A MORTGAGE EVIDENCED BY THAT CERTAIN FORECLOSURE DEED DATED JULY 19, 2012, RECORDED IN INSTRUMENT NO. \_\_\_\_\_, AFORESAID COUNTY.**

IN WITNESS WHEREOF, the said Green Tree Servicing, by David S Peters its AVP, who is authorized to execute this conveyance, has hereto set its signature and seal, on this 1 day of August, 2012. caused these present to be executed in its name and on its behalf as aforesaid, on this 1 day of August, 2012.

GREEN TREE SERVICING, LLC

By:  (Seal)  
Name: David S Peters  
Title: AVP

THE STATE OF South Dakota  
COUNTY OF Pennington

I, the undersigned Notary Public, in and for said county, in said state hereby certify that  
David S Peters who is AVP of  
Greentree Servicing LLC, 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 as such  
officer with full authority, executed same voluntarily for and as the act of AVP

GIVEN UNDER MY HAND AND OFFICIAL SEAL this the 1 day of  
August, 2012

Allison Sturis  
NOTARY PUBLIC

My Commission expires: 9/19/17



20120822000313910 2/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
08/22/2012 10:30:11 AM FILED/CERT



## Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Green Tree Servicing, LLC  
Mailing Address 1400 Turbine Drive  
Rapid City, SD 57703

Grantee's Name FNMA  
Mailing Address P.O. Box 650043  
Dallas, TX 75265

Property Address 149 Heritage Parkway  
Montevallo, AL 35115

Date of Sale 08/01/2012  
Total Purchase Price \$ 0  
or  
Actual Value \$ 233,519.84  
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)

☐ Bill of Sale  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☒ Other FORECLOSURE

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 8/15/12

Print Amy Rogers

Sign Amy Rogers

\_\_\_\_ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form



20120822000313910 3/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
08/22/2012 10:30:11 AM FILED/CERT

Form RT-1