

Prepared by:  
Ray Carle, Esq.  
MCCALLA RAYMER, LLC  
Two North Twentieth  
220th Street North, Suite 1310  
Birmingham, Alabama 35203  
File Number: 94312 / Cunningham

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

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, **JPMorgan Chase Bank, National Association, successor by merger with Chase Home Finance, 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 191, according to the survey of Camden Cove, Sector 1, as recorded in Map Book 25, Page 33 A, B, and C, in the Probate Office of 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 OCTOBER 11, 2012, RECORDED IN INSTRUMENT NO. 2012111600044065 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

IN WITNESS WHEREOF, the said <sup>BANK NA</sup> ~~JPMORGAN CHASE~~, by KIMBERLY Y. SELLERS, its VICE PRESIDENT, who is authorized to execute this conveyance, has hereto set its signature and seal, on this 8<sup>th</sup> day of FEBRUARY, 2012. 2013 KS

JPMorgan Chase Bank, National Association, successor by merger with Chase Home Finance, LLC

By: Kimberly Y. Sellers <sup>2/8/13</sup> (Seal)  
Name: Kimberly Y. Sellers  
Title: VICE PRESIDENT

  
20130304000090030 1/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
03/04/2013 02:56:00 PM FILED/CERT

THE STATE OF Ohio  
COUNTY OF Franklin

I, the undersigned Notary Public, in and for said county, in said state hereby certify that KIMBERLY Y SELLERS who is Vice President of JPMORGAN CHASE BANK N.A. 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 Vice President.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this the 8<sup>th</sup> day of FEBRUARY, 2012-2013 KZ

Katherine M. Seeds 2/8/13  
NOTARY PUBLIC Katherine M. Seeds

My Commission expires: 02/06/2016



Katherine M. Seeds  
Notary Public, State of Ohio  
My Commission Expires 02-06-2016

20130304000090030 2/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
03/04/2013 02:56:00 PM 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 JP Morgan Chase Bank  
Mailing Address 3415 Vision Drive  
Columbus, OH 433219

Grantee's Name Federal National Mortgage Assoc.  
Mailing Address PO Box 650043  
Dallas, TX 75265-0043

Property Address 349 Camden Cove Circle  
Calera, AL 35040

Date of Sale 10/11/2012  
Total Purchase Price \$                     

or  
Actual Value \$ \$199,491.67

or  
Assessor's Market Value \$                     



20130304000090030 3/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
03/04/2013 02:56:00 PM FILED/CERT

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)

- |  |  |
|--|--|
| <input type="checkbox"/> Bill of Sale      | <input type="checkbox"/> Appraisal                               |
| <input type="checkbox"/> Sales Contract    | <input checked="" type="checkbox"/> Other Foreclosure Conveyance |
| <input type="checkbox"/> 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 02-21-13

Print Jacqueline Penrice

Sign Jacqueline Penrice

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1