


Prepared by: Karen Maxcy, Esq.  
CLOSING DEPARTMENT  
RCO Legal, PS  
Attorneys and Counselors at Law  
1587 Northeast Expressway  
Atlanta, GA 30329

  
20131220000487860 1/3 \$33.50  
Shelby Cnty Judge of Probate, AL  
12/20/2013 04:11:07 PM FILED/CERT

THE STATE OF ALABAMA  
COUNTY OF Shelby

FILE NO: FNM2013114101AL1  
LOAN NO: 597885854

Source of Title Deed Instrument#  
20130729000305980

Shelby County, AL 12/20/2013  
State of Alabama  
Deed Tax: \$13.50

**SALES PRICE: \$135,000.00**  
**LOAN AMOUNT: \$121,500.00**

### **SPECIAL WARRANTY DEED**

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, **Federal National Mortgage Association.**, whose principal place of business is located at 14221 Dallas Pkwy Asset#A130HR8, Dallas, TX 75254, (hereinafter called the Grantor) has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto the **Ronald L. Rushing, Sr., unmarried** whose address is 2180 HollyBrook Lane, Canton, GA 30144, its successors and/or assigns, (hereinafter called the Grantee) , the following described property situated in Shelby County, Alabama:

Lot 4, according to the Survey of Laurel Woods, 6th Sector, as recorded in Map Book 21, Page 141 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

For informational purposes only property address: 129 Roy Court Helena, AL 35080

The conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding rights of redemption from foreclosure sale.

No word, words, or provisions of this instrument are intended to operate as or imply covenants or warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

TO HAVE AND TO HOLD, the above described property together with all rights and privileges incident or appurtenant thereto, unto the said **Ronald L. Rushing, Sr.**, its successors and/or assigns, forever.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$162,000.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL

AMOUNT OF GREATER THAN \$162,000.00 FOR A PERIOD OF 3 MONTH (S) FROM THE DATE OF THE RECORDING OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE. THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

IN WITNESS WHEREOF, **Federal National Mortgage Association** has caused this conveyance to be executed in its name by its undersigned officer(s), this 13 day of December, 2013.

**Federal National Mortgage Association by Johnson & Freedman, LLC, as Attorney-in-Fact by POA recorded at Instrument No. 20091117000427710, Shelby County Records, Alabama**

ATTEST:

By:

TITLE:

Janaun J. Ivy  
Attorney In Fact

(Corporate Seal)

THE STATE OF GEORGIA  
COUNTY OF DEKALB

I, the undersigned Notary Public in and for said State and County, do hereby certify that Janaun J. Ivy as Attorney for Johnson & Freedman, LLC, Attorney-in-Fact for **Federal National Mortgage Association**, 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 this conveyance, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 13<sup>th</sup> day of December, 2013



[Signature]  
NOTARY PUBLIC  
My Commission Expires: 9/27/2015

20131220000487860 2/3 \$33.50  
Shelby Cnty Judge of Probate, AL  
12/20/2013 04:11:07 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 Federal National Mortgage Asso  
Mailing Address \_\_\_\_\_  
14221 Dallas Pkwy  
Dallas, TX 75254

Grantee's Name Ronald L. Rushing, Sr.  
Mailing Address 2180 Hollybrook Lane  
Canton, GA 30144

Property Address 129 Roy Ct  
Helena, AL 35080  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale 12/13/2013  
Total Purchase Price \$ 135000.00  
or  
Actual Value \$ \_\_\_\_\_  
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 \_\_\_\_\_

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

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 12/13/13

Print \_\_\_\_\_

Sign \_\_\_\_\_


\_\_\_\_ Unattested

(verified by)

Print Form

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

  
20131220000487860 3/3 \$33.50  
Shelby Cnty Judge of Probate, AL  
12/20/2013 04:11:07 PM FILED/CERT