

**This Document Prepared By:**

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9041 South Pecos Road #3900  
Henderson, NV 89074  
Phone: 702-736-6400

**After Recording Send Tax Notice To:**

Impac Funding Corporation  
19500 Jamboree Road  
Irvine, California 92612  
Servicer Loan No. 28637223

20180314000081850

03/14/2018 09:01:24 AM

QCDEED 1/4

Reference No. 1687464477

Order No. 11437870

Assessor's Parcel Number: 20-5-22-0-000-011-019

**QUITCLAIM DEED**

TITLE OF DOCUMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of TEN AND NO/100 DOLLARS (\$10.00), to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Federal National Mortgage Association**, (herein referred to as grantor, whether one or more), do hereby remise, release, quitclaim and convey to: **Impac Funding Corporation**, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

COMMONLY known as: 600 North Horton Road, Wilsonville, Alabama 35186

EXEMPT PER SECTION 309(C)(2) OF THE FEDERAL NATIONAL MORTGAGE ASSOCIATION CHARTER ACT, CODIFIED AT 12 U.S.C. SECTION 1723A(C)(2)

**This instrument filed for record by First American Title Company as an accommodation only. It has not been examined as to its execution or as to its effect upon title.**

TO have and to hold to the said grantee, his, her or their heirs and assigns forever.

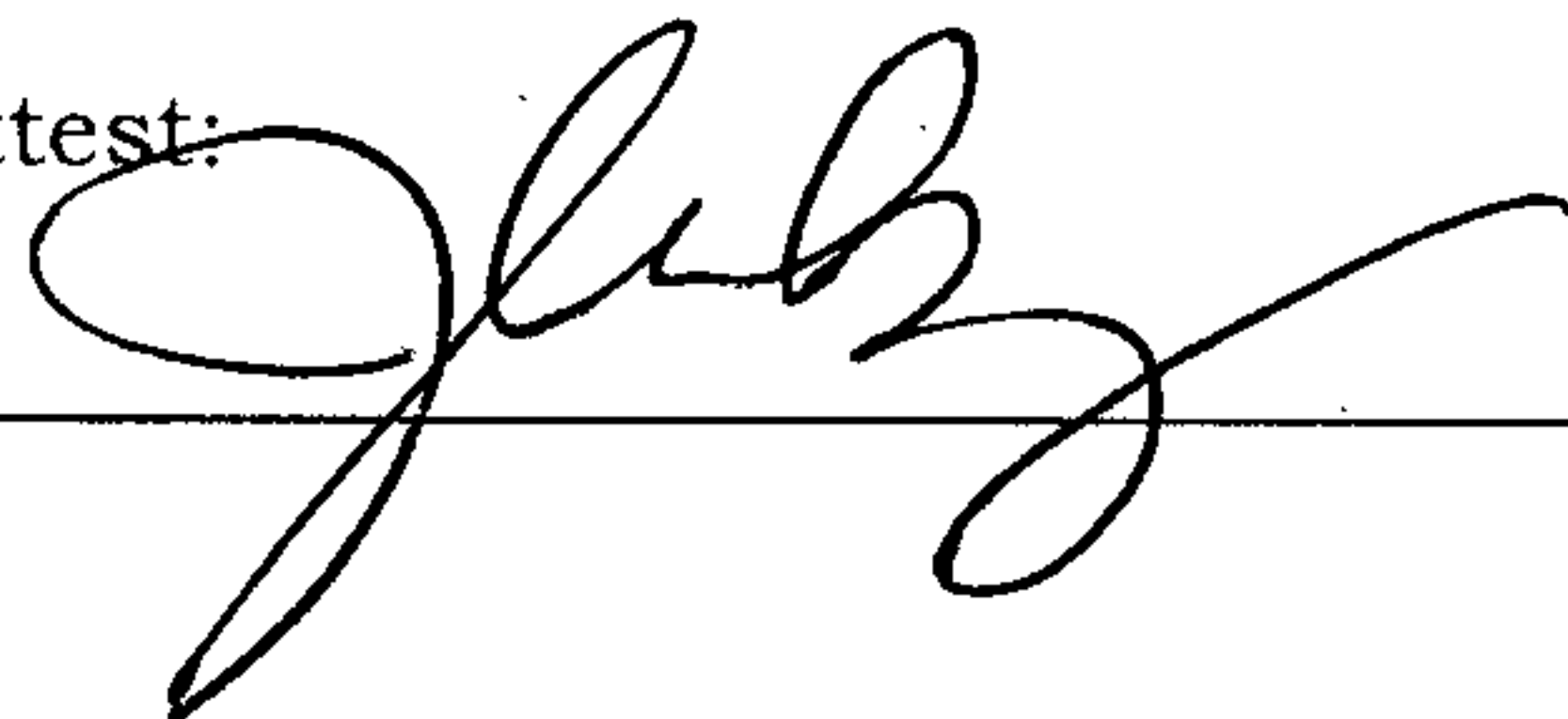
The land described herein (You must make a selection):

\_\_\_\_\_ is homestead property of the said Grantor

  X   is **NOT** homestead property of the said Grantor

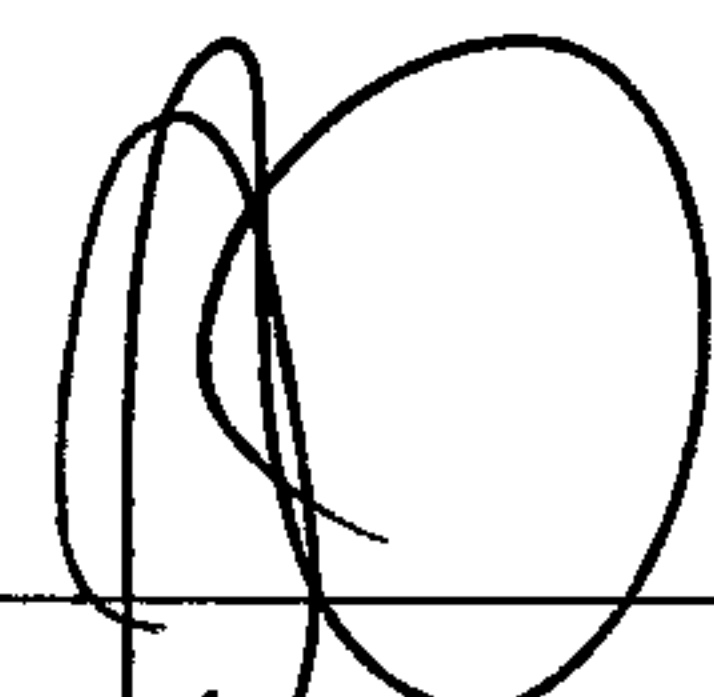
IN WITNESS WHEREOF, the said GRANTOR, by its ATTORNEY IN FACT,  
who is authorized to execute this conveyance, has hereunto set its signature and seal, this  
8<sup>th</sup> day of MARCH, 2018.

Attest:



CARMEN CAPACETE-FITZGERALD

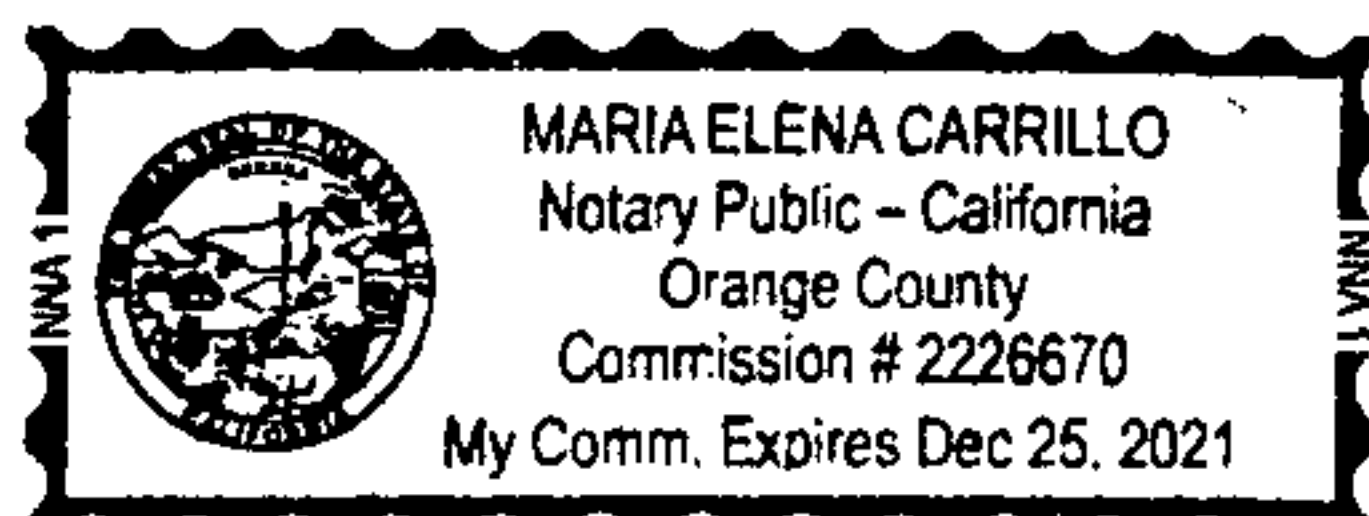
By:

  
Jackie Ortega Sr. Closer  
Printed Name & Title

STATE OF CALIFORNIA  
ORANGE COUNTY

I, MARIA ELENA CARRILLO, a Notary Public in and for said  
County, in said State, hereby certify that JACKIE ORTEGA, whose  
name as SR. CLOSER of the **First American Title Insurance Company,**  
**Attorney-In-Fact for Federal National Mortgage Association**, a corporation, 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 above and foregoing conveyance, he/she, as such officer and with  
full authority, executed the same voluntarily for and as the act of said corporation on the day the  
same bears date.

NOTARY STAMP/SEAL



Given under my hand and official seal of office this  
8<sup>th</sup> day of MARCH, A.D., 2018.

Maria Elena Carrillo  
NOTARY PUBLIC MARIA ELENA CARRILLO  
Notary Commission Expires: 12/25/2021

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

BEGIN AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; THENCE SOUTH 76 DEGREES 0 MINUTES 46 SECONDS WEST A DISTANCE OF 215.00 FEET; THENCE SOUTH 0 DEGREES 2 MINUTES 53 SECONDS WEST A DISTANCE OF 215.50 FEET THENCE NORTH 76 DEGREES 0 MINUTES 47 SECONDS EAST A DISTANCE OF 215.00 FEET; THENCE NORTH 0 DEGREES 2 MINUTES 53 SECONDS EAST A DISTANCE OF 210.50 FEET TO THE POINT OF BEGINNING.

20 FOOT INGRESS, EGRESS, AND UTILITY EASEMENT: COMMENCE AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; THENCE SOUTH 76 DEGREES 0 MINUTES 46 SECONDS WEST A DISTANCE OF 215.00 FEET TO THE POINT OF BEGINNING OF THE NORTHERLY LINE OF A 20 FOOT INGRESS, EGRESS, AND UTILITY EASEMENT LYING 20 FEET SOUTHERLY AND PARALLEL TO DESCRIBED LINE; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 371.48 FEET TO THE EASTERLY RIGHT-OF-WAY OF NORTH HORTON ROAD AND THE END OF SAID EASEMENT.

Source of Title Ref.: Deed: Recorded August 9, 2016; Doc. No. 20160809000283420

# 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  
Mailing Address 14221 Dallas Parkway, Suite 1000,  
Dallas, Texas 75254

Grantee's Name Impac Funding Corporation  
Mailing Address 19500 Jamboree Road  
Irvine, California 92612

Property Address  
600 North Horton Road  
Wilsonville, Alabama 35186

Date of Sale 3.8/8  
Total Purchase Price \$ 10.00  
or  
Actual Value \$

20180314000081850 03/14/2018 09:01:24 AM QCDEED 4/4 or  
Assessor's Market Value \$ 45,120.00

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 ☐ Quitclaim Deed

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 3.8.18



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/14/2018 09:01:24 AM  
\$25.00 CHERNY  
20180314000081850

Print

Jack R. Ortega

Sign

(Signature)

Unattested

(verified by)

((Grantor/Grantee/Owner/Agent) circle one

Form RT-1