

This instrument prepared by:  
Jeff G. Underwood, Attorney  
Sirote & Permutt P.C.  
2311 Highland Avenue South  
Birmingham, Alabama 35205

Send Tax Notice to:  
Thomas Popee

5482 Magnolia Trace  
Hoover, AL 35244

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Sixty-one thousand and 00/100 Dollars (\$61,000.00) to the undersigned, CitiMortgage, Inc., a corporation, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Thomas Popee, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 72, according to the Survey of Third Sector Portsmouth, as recorded in Map Book 7, Page 110, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
3. Agreement granted Alabama Power Company recorded in Misc. Volume 29, Page 400.
4. Restrictions appearing of record in Misc. Volume 29, Page 406 and Misc. 29, Page 557.
5. Right-of-way granted to Alabama Power Company recorded in Volume 318, Page 11.
6. Restrictions as shown on recorded plat.
7. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument 20100011000256840, in the Probate Office of Shelby County, Alabama.

\$80,275.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 12 day of ~~September~~, 2012.

October

Authorized Signer of National  
Default REO Services, a Delaware  
Limited Liability Company dba  
First American Asset Closing  
Services ("FAACS"), as Attorney  
in fact and/or agent

CitiMortgage, Inc.

By:

Its

Jamey Davis

STATE OF Texas

COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jamey Davis, whose name as attorney in fact of CitiMortgage, Inc., 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 conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

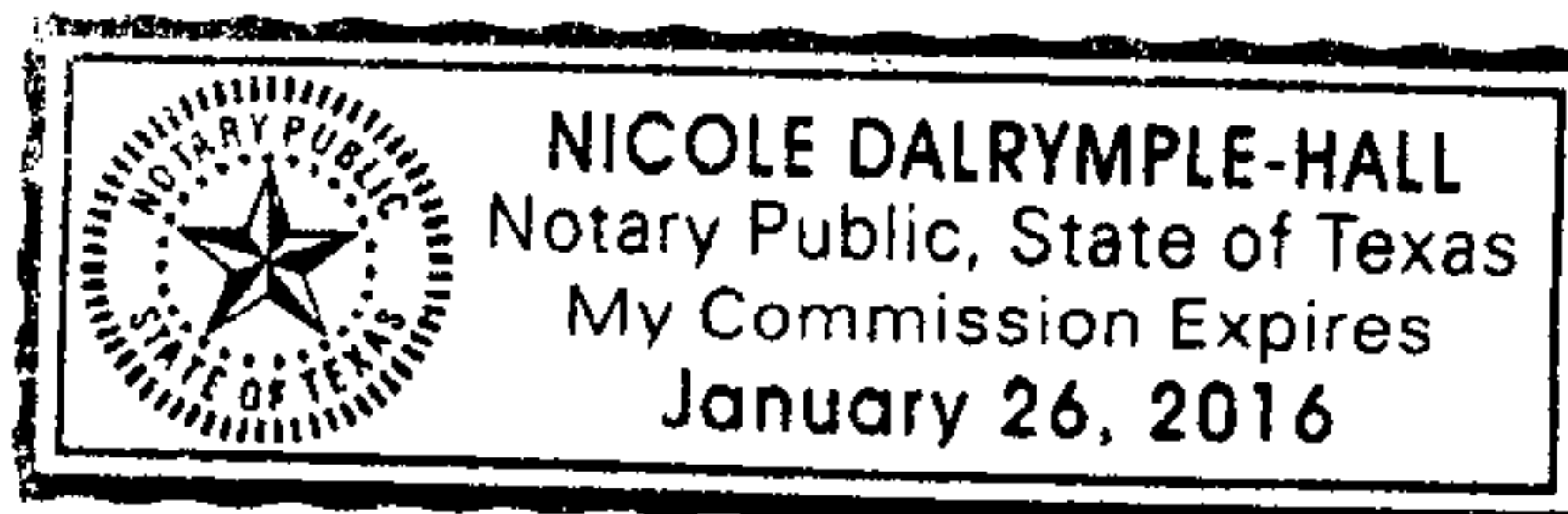
Given under my hand and official seal, this the 12 day of September, 2012.

[Signature]  
NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2010-003753



Authorized Signer of National  
Default REO Services, a Delaware  
Limited Liability Company dba  
First American Asset Closing  
Services ("FAACS"), as Attorney  
in fact and/or agent



20121024000409180 2/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
10/24/2012 03:38:58 PM FILED/CERT



## Real Estate Sales Validation Form

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

Grantor's Name: CitiMortgage, Inc.  
Mailing 1000 Technology Drive  
Address: O'Fallen, MO 63366

Grantee's Name: Thomas Popee  
Mailing 5492 Magnolia Trace  
Address: Birmingham, AL 35244

Property Address: 208 Portsouth Lane  
Alabaster, AL 35007

Date of Sale: 22nd day of October, 2012  
Total Purchase Price: \$61,000.00  
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 ☐ Appraisal  
☒ Sales Contract  
☐ Closing Statement ☐ 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.

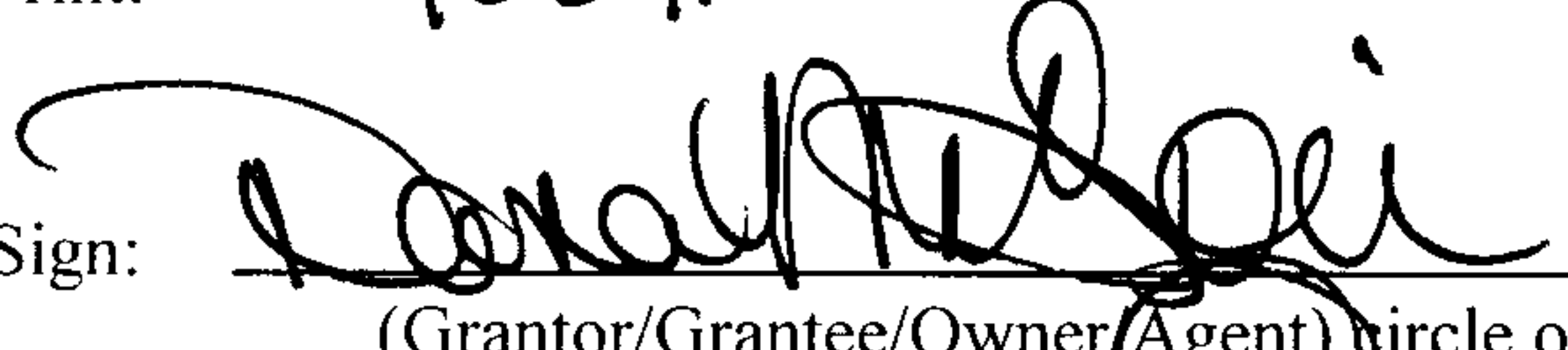
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: October 22, 2012

Print: 10/22/12

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

                     Unattested                       
(verified by)

Form RT-1

