Commitment Number: 3060205 Seller's Loan Number: A11076M

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To: ServiceLink Hopewell Campus 4000 Industrial Boulevard Aliquippa PA 15001 (800) 439-5451

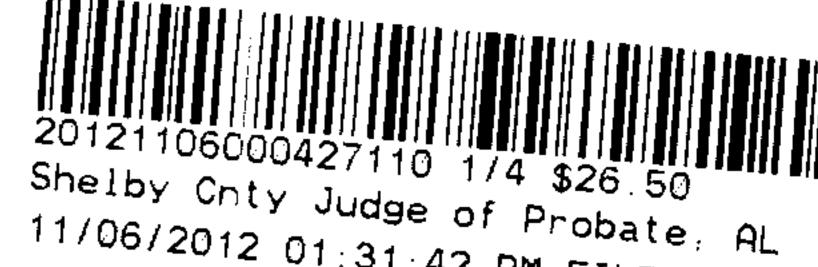
PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 23-22-1-018-007-000-RR-00

SPECIAL WARRANTY DEED

Fannie Mae aka Federal National Mortgage Association, whose mailing address is 14221 Dallas Parkway Suite 1000 Dallas TX 75254, hereinafter grantor, for \$5,450.00 (Five Thousand Four Hundred and Fifty Dollars and no Cents) in consideration paid, grants with covenants of special warranty to AR Seven, LLC, hereinafter grantee, whose tax mailing address is 1112 Price Ave Columbia SC 29201, the following real property:

All that certain parcel of land situate in the County of Jefferson, State of Alabama, being more particularly described as follows: Lots 8 and 9, Block 61A, according to the Resurvey of Block 16, and Block 17, Lots 3-6, 12 and 15, 16-19, Block 24, Lots 1-4, 7,8,9 and 12 and 13, Block 23, plus Lots 8-11, Block 18, all located in the Northerly part of Gate City as said resurvey is recorded in Map Book 55, Page 84, in the Office of the Judge of Probate of Jefferson County, Alabama. Being the same property as conveyed from Michael Corvin, Auctioneering, LLC to Fannie Mae a/k/a Federal National Mortgage Association, as described in book LR201102, Page 15245, Dated 03/02/2011, Recorded 03/02/2011 in JEFFERSON County Records. Property Address is: 6913 66TH STREET SOUTH, BIRMINGHAM, AL 35212

> Shelby County, AL 11/06/2012 State of Alabama Deed Tax: \$5.50



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Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: 20110215245

20121106000427110 2/4 \$26.50

20121106000427110 2/4 \$26.50 Shelby Cnty Judge of Probate, AL 11/06/2012 01:31:42 PM FILED/CERT

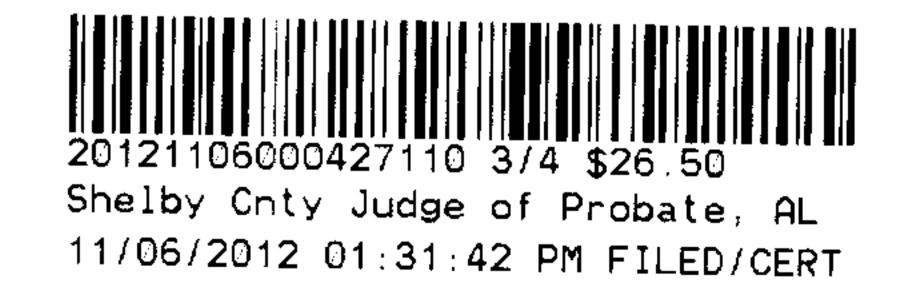
Execute	ed by the undersign	ed on <u>/0 -/8</u>	, 2012:			
Federa	l National Mortga	ge Association				
•	•	ion of Chicago Title	Insurance Com	pany, its Att	torney In Fa	ict
By:	Hymbaly (Mudt				
	Name:	Kimberly A. Arndi				
	Title:	AVP				
at Doci STATE COUN	iment Number: 201 E OF PA TY OF Beauch	P EXECUTED BEFO		/8 day of _	Oct	
Insura appeari transac	nce Company as thing on behalf of sation, who is known	ne Attorney in Fact for aid corporation, with to me or has shown rn, deposes and says th	or Federal National full authority to	onal Mortgag o act for said as ide	ge Association de corporation entification, v	on, and is n in this who after
an instr was vo	ument duly execute	forementioned corporated, acknowledged; and under and by virtue of	recorded as set for	orth above, an	nd that this in	strument
			<i>f</i>			

Homas C. Gowng NOTARY PUBLIC My Commission Expires 9-17-2014

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal Lorna C. Young, Notary Public Hopewell Twp., Beaver County My Commission Expires Sept. 17, 2016

MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES



.

Real Estate Sales Validation Form

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

This	Document must be filed in accordance	e Willi Code di Alabalila 1373,	Jection 40-22-1					
Grantor's Name	Fannie Mae aka Federal National Mortgage Association	Grantee's Name	AR Seven, LLC					
Mailing Address	14221 Dallas Parkway Suite 1000, Dallas, TX 75254	Mailing Address	1112 Price Ave, Columbia, SC 29201					
Property Address	6913 66TH STREET SOUTH,	Date of Sale	10/24/2012 \$5,450.00					
	BIRMINGHAM, AL 35212	Total Purchase Price or	φ3,430.00					
	000000	Actual Value	\$					
	3060205	or Assessor's Market Value	\$					
evidence: (check of Bill of Sale Sales Contra Closing State	ement	vidence is not required) 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.								
and their current m	d mailing address - provide the namaling 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 propert	y 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).								
accurate. I further	t of my knowledge and belief that the understand that any false statement n <u>Code of Alabama 1975</u> § 40-22-1	ts claimed on this form may re	document is true and sult in the imposition of the					
Date 10 13	12	Print Donna Barbour						
Unattested		Sign (L) and Ba	lour					
	(verified by)	(Grantór/Gran	tee/Owner/Agent) circle one Form RT-1					
			/ rom K1-1					

20121106000427110 4/4 \$26.50 Shelby Cnty Judge of Probate: AL 11/06/2012 01:31:42 PM FILED/CERT