

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

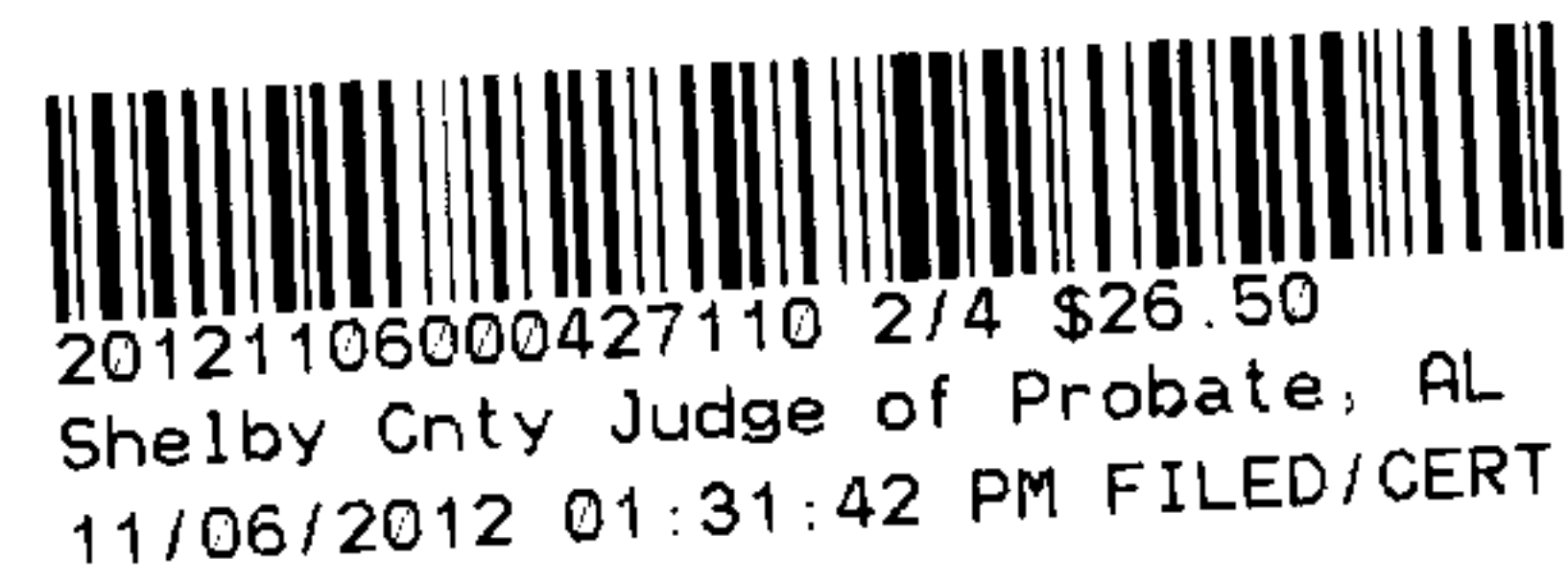

20121106000427110 1/4 \$26.50
Shelby Cnty Judge of Probate, AL
11/06/2012 01:31:42 PM FILED/CERT

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**



Executed by the undersigned on 10-18, 2012:

Federal National Mortgage Association

By: ServiceLink, a Division of Chicago Title Insurance Company, its Attorney In Fact

By: Kimberly A. Arndt

Name: Kimberly A. Arndt

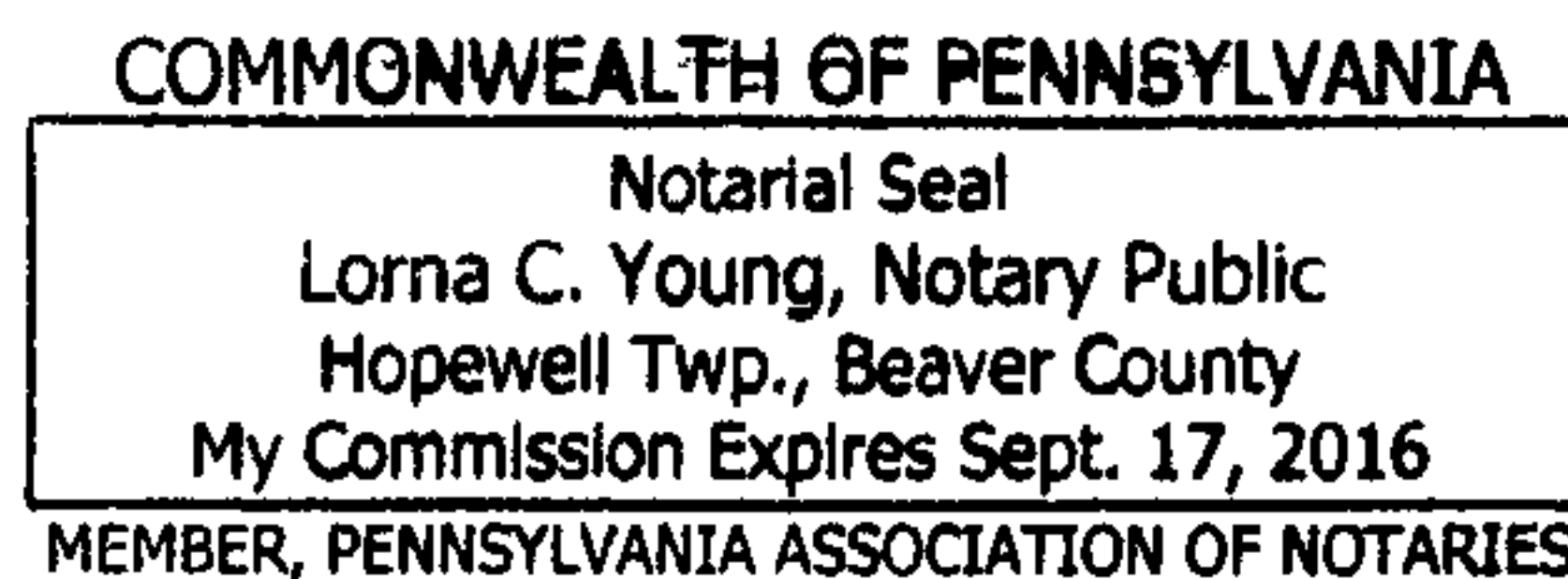
Title: AVP

A Power of Attorney relating to the above described property was recorded on 9/2/2011 at Document Number: 201162/16905.

STATE OF PA
COUNTY OF Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 18 day of Oct, 2012, by Kimberly A. Arndt AVP of **ServiceLink, A Division of Chicago Title Insurance Company as the Attorney in Fact for Federal National Mortgage Association**, and is appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown _____ as identification, who after being by me first duly sworn, deposes and says that he/she has the full binding legal authority to sign this deed on behalf of the aforementioned corporation and acknowledge said authority is contained in an instrument duly executed, acknowledged; and recorded as set forth above, and that this instrument was voluntarily executed under and by virtue of the authority given by said instrument granting him/her power of attorney.

Lorna C. Young
NOTARY PUBLIC
My Commission Expires 9-17-2016



20121106000427110 3/4 \$26.50
Shelby Cnty Judge of Probate, AL
11/06/2012 01:31:42 PM FILED/CERT

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

Grantee's Name AR Seven, LLC

Mailing Address 1112 Price Ave, Columbia, SC
29201

Date of Sale	10/24/2012
Total Purchase Price	\$5,450.00
or	
Actual Value	\$
or	
Assessor's Market Value	\$

_____ Bill of Sale
_____ Sales Contract
_____ Closing Statement

_____ Appraisal
_____ Other

Instructions

Form RT-1