

20121127000453030 1/4 \$22.00
Shelby Cnty Judge of Probate, AL
11/27/2012 02:21:16 PM FILED/CERT

File Number: 126376AL

SOURCE OF TITLE: Instrument No. 20120525000186380

This instrument was prepared by
Reverse Mortgage Solutions, Inc.
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131

(and after recording return to):

Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road
Suite 100
Independence, Ohio 44131

Quitclaim Deed

THE STATE OF Texas
Harris COUNTY

Know All Men by These Presents: That for and in consideration of zero **AND 00/100**
DOLLARS (\$ 0.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged,
the undersigned **Reverse Mortgage Solutions, Inc.** hereby remises, releases, quitclaims, grants, sells, and
conveys to **Fannie Mae a/k/a Federal National Mortgage Association** (hereinafter called Grantee) all their
right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-
wit:

To have and to hold to the said Grantee forever.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 7th day of September, 2012

Reverse Mortgage Solutions, Inc.

Debbie Sims
Name: Debbie Sims

Title: Vice President

STATE OF Texas

COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Debbie Sims 126376AL, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Vice President of said **Reverse Mortgage Solutions, Inc.**, the within named bargainer, and that he/she being authorized so to do, executed the foregoing instrument for the purposed therein.

Witness my hand and Notarial Seal this 7th day of September, 2012.



Melinda Marie Penny
Notary Public

My Commission expires: 9-30-2014

Send Tax Bills to:

Tax ID: 13 1 12 2 005 011.000
SEE ATTACHED EXHIBIT "A"

Property: 563 Cahaba Manor Drive, Pelham, AL 35124

EXHIBIT "A"

Situated in Shelby County, Alabama, to-wit:

Lot 11, according to the Map and Survey of Crosscreek Cove Townhomes, as recorded in Map Book 33, Page 13, in the Office of the Judge of Probate of Shelby County, Alabama.

Being the same property conveyed to Reverse Mortgage Solutions, Inc., by Foreclosure Deed from Corvin Auctioneering, LLC, Michael Corvin, Member, dated May 21, 2012 and recorded May 25, 2012, in Instrument No. 20120525000186380, said Probate Court, Shelby County, Alabama.

Tax ID: 13 1 12 2 005 011.000



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Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Reverse Mortgage Solutions, Inc.	Grantee's Name	Fannie Mae a/k/a Federal National Mortgage Association
Mailing Address	<u>5222 FM 1960 West Houston, TX 77069</u>	Mailing Address	<u>5222 FM 1960 West Houston, TX 77069</u>
Property Address	563 Cahaba Manor Drive Pelham, AL 35124	Date of Sale	<u>9-7-12</u>
		Total Purchase Price	<u>\$75,000.00</u>
		Or	
		Actual value	<u>\$</u>
		Or	
		Assessor's Market Value	<u>\$ 112,900.00</u>

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (recording of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other <u>Assessed Market Value</u>
<input type="checkbox"/> Closing Statement	<u>(FNMA exempt from transfer tax)</u>

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 <u>9-7-12</u>	Print <u>Debbie Sims</u>	
_____ Unattested	Sign <u>Debbie Sims</u>	(Grantor/Grantee/Owner/Agent) circle one
	(verified by)	

