

Prepared by and Return to:
JOHNSON & FREEDMAN, LLC
1587 Northeast Expressway
Atlanta, Georgia 30329

THE STATE OF ALABAMA
COUNTY OF SHELBY

SOURCE OF TITLE:
Instrument No. 20060201000053010

SPECIAL WARRANTY DEED


FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, **SUNTRUST MORTGAGE, INC.**, whose principal place of business is located at 1001 Semmes Avenue, Richmond, VA 23224, (hereinafter called the Grantor) has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto **Federal National Mortgage Association** (PO Box 650043, Dallas, TX 75265-0043), its successors and/or assigns, (hereinafter called the Grantee), the following described property situated in Shelby County, Alabama:

LOT 43, ACCORDING TO THE FINAL PLAT WILD TIMBER PHASE 3, AS RECORDED IN MAP BOOK 34, PAGE 118, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

The conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding rights of redemption from foreclosure sale.

No word, words, or provisions of this instrument are intended to operate as or imply covenants or warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

TO HAVE AND TO HOLD, the above described property together with all rights and privileges incident or appurtenant thereto, unto the said, **Federal National Mortgage Association**, its successors and/or assigns, forever.


20130111000015630 1/3 \$19.00
Shelby Cnty Judge of Probate: AL
01/11/2013 12:23:10 PM FILED/CERT

File No. 1631012 | *Gunter*

IN WITNESS WHEREOF, SunTrust Mortgage, Inc., has caused this conveyance to be executed in its name by its undersigned officer(s), this 13 day of December, 2012.

By: [Signature]
TITLE: Eric Coss

Vice President

By: [Signature]
TITLE: Rebecca/Shana

Vice President

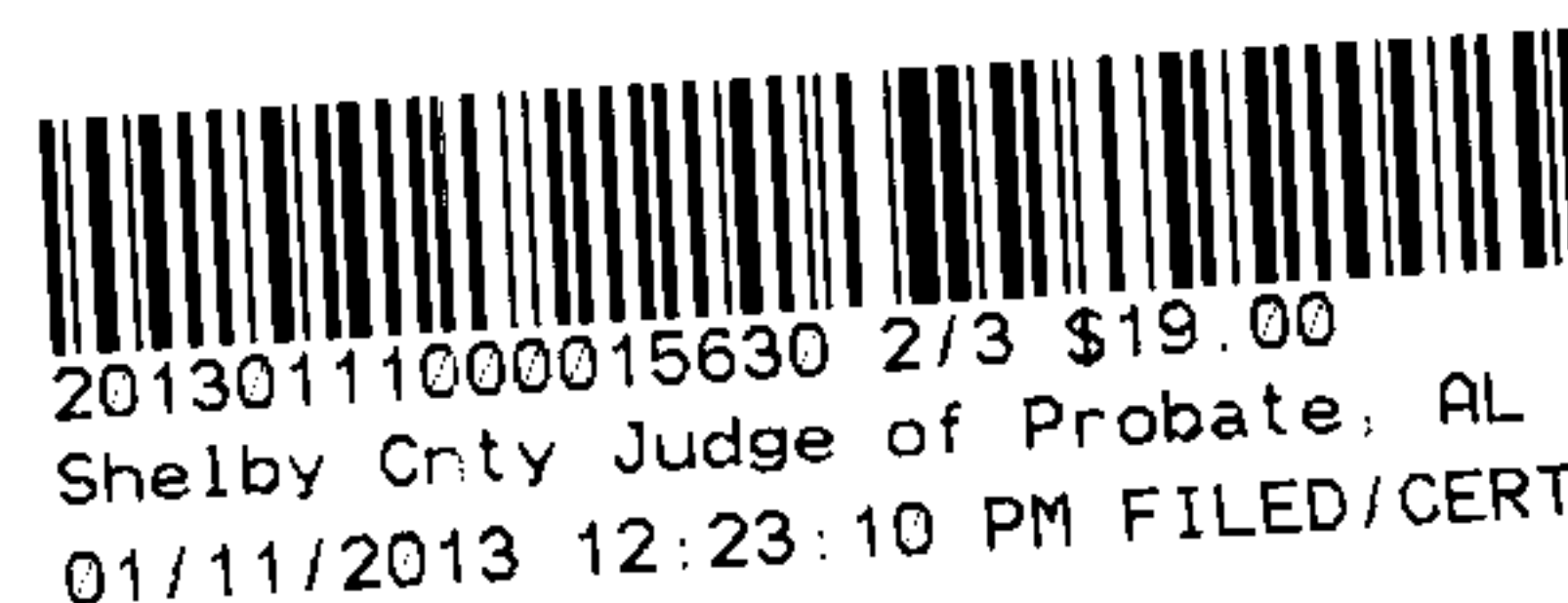
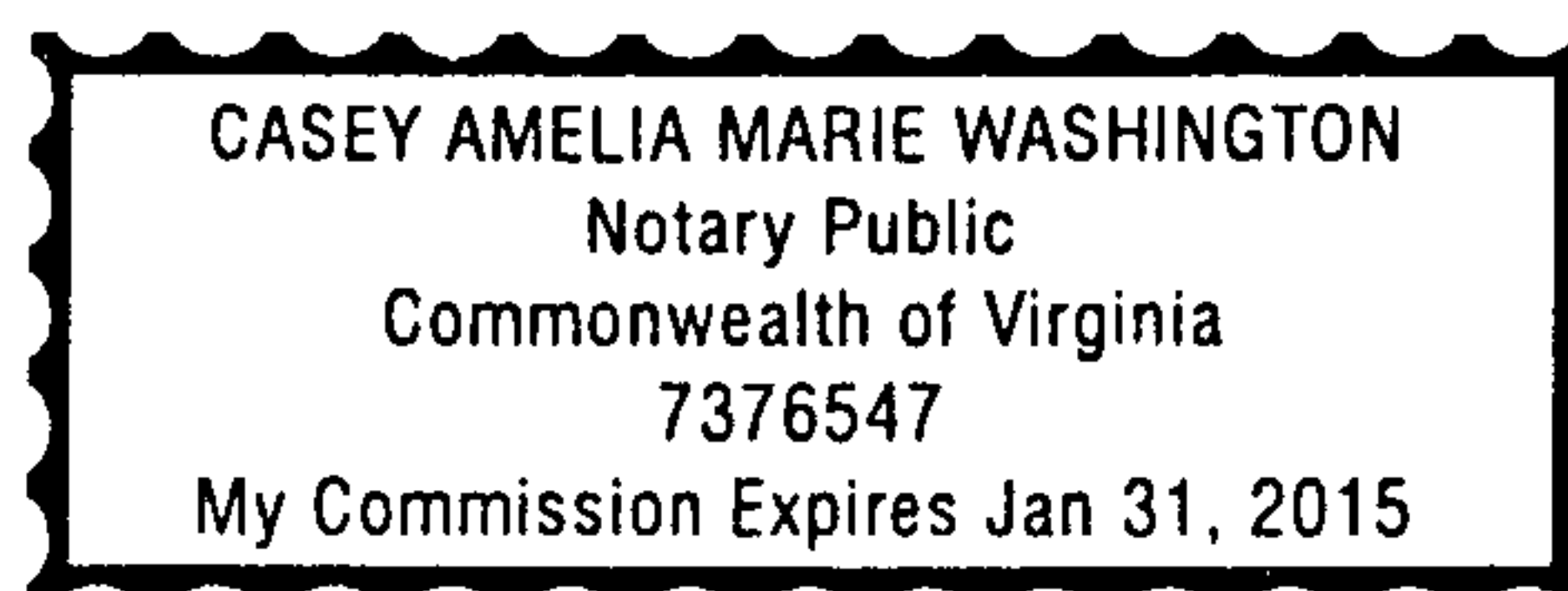
THE STATE OF Virginia
COUNTY OF Henrico

I, the undersigned Notary Public in and for said State and County, do hereby certify that Eric Coss and Rebecca Shana who are the Vice President and Vice President, respectively of **SUNTRUST MORTGAGE, INC.**, are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 13 day of December, 2012.

[Signature]
NOTARY PUBLIC

My Commission Expires:



Real Estate Sales Validation Form

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

Grantor's Name SunTrust Mortgage, Inc.
Mailing Address 1001 Semmes Avenue
Richmond, VA 23224

Grantee's Name Federal National Mortgage Assoc.
Mailing Address PO Box 650043
Dallas, TX 75265-0043

Property Address 193 Wild Timber Pkwy
Pelham, Shelby AL 35124

Date of Sale 11/01/2012
Total Purchase Price \$



20130111000015630 3/3 \$19.00
Shelby Cnty Judge of Probate, AL
01/11/2013 12:23:10 PM FILED/CERT

or
Actual Value \$ 100.00

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 ☒ Other Post Foreclosure Conveyance
☐ Closing Statement

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 1/3/2013

Print Jacqueline Penrice

Sign Jacqueline Penrice

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1