

Prepared by:
Ray Carle, Esq.
MCCALLA RAYMER, LLC
Two North Twentieth
2 20th Street North, Suite 1310
Birmingham, Alabama 35203
File Number: 912012 / Ortiz

Send Property Tax Notice to:
FEDERAL NATIONAL
MORTGAGE ASSOCIATION
(FANNIE MAE) (PO Box 650043,
Dallas, TX 75265-0043)

SPECIAL WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other valuable considerations to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, **Alabama Housing Finance Authority**, (hereinafter referred to as "GRANTOR"), does hereby grant, bargain, sell and convey unto **FEDERAL NATIONAL MORTGAGE ASSOCIATION (FANNIE MAE)** (PO Box 650043, Dallas, TX 75265-0043), (hereinafter referred to as "GRANTEE"), its successors and assigns, all right, title, interest and claim in or to the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 214-D, according to the Survey of Waterford Village, Sector 5, Phase 3 as recorded in Map Book 37, Page 65, in the Probate Office of Shelby County, Alabama.

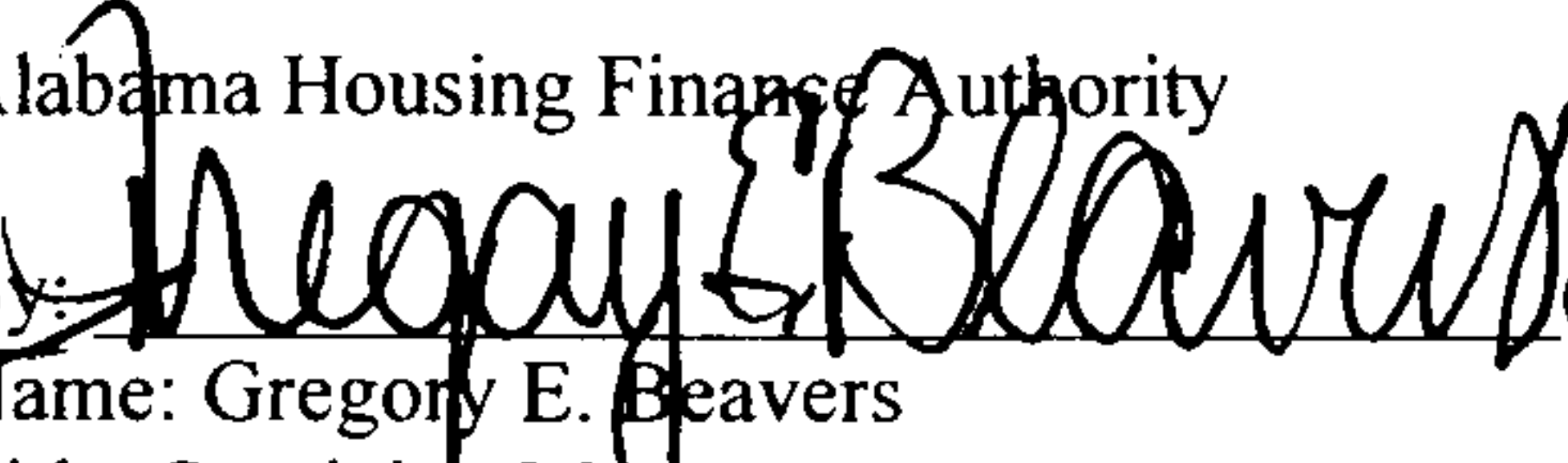
TO HAVE AND TO HOLD, the aforegranted premises to said GRANTEE(S), its successors and assigns FOREVER IN FEE SIMPLE.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except there are no liens or encumbrances outstanding against the premises conveyed herein, which were created or suffered by the undersigned and not specifically excepted herein. Property sold AS IS.

THIS CONVEYANCE IS MADE SUBJECT TO ANY RIGHT OF REDEMPTION ARISING BY VIRTUE OF THE FORECLOSURE OF A MORTGAGE EVIDENCED BY THAT CERTAIN FORECLOSURE DEED DATED NOVEMBER 8, 2012, RECORDED IN INSTRUMENT NO. 20121212000475440 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

IN WITNESS WHEREOF, the said Alabama Housing Finance Authority, by Gregory E. Beavers, its Servicing Manager, who is authorized to execute this conveyance, has hereto set its signature and seal, on this 6 day of December, 2012.

Alabama Housing Finance Authority

By: 

Name: Gregory E. Beavers

Title: Servicing Manager

(Seal)



20130125000034290 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
01/25/2013 01:28:09 PM FILED/CERT

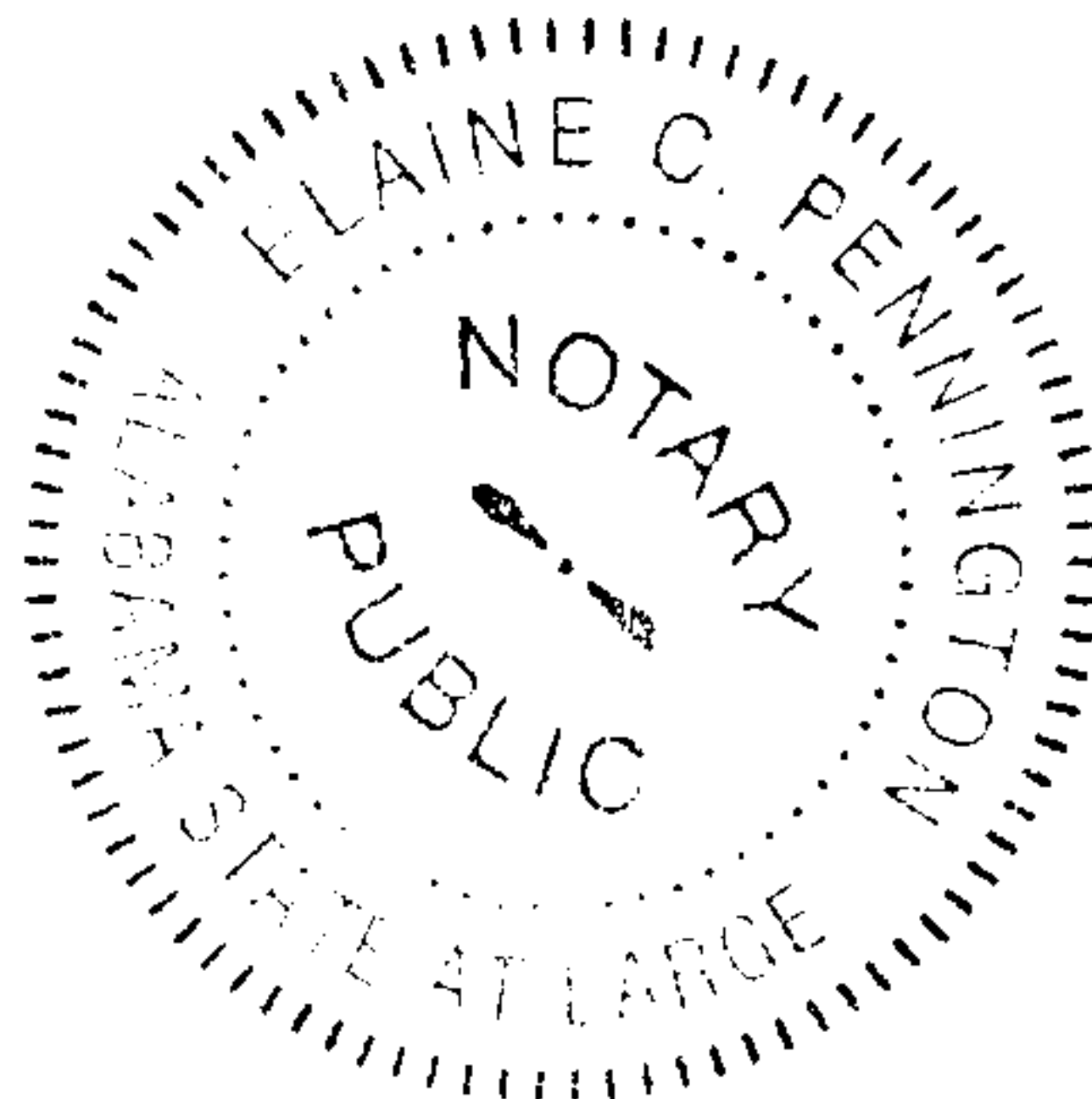
THE STATE OF ALABAMA
COUNTY OF MONTGOMERY

I, the undersigned Notary Public, in and for said county, in said state hereby certify that Gregory E. Beavers who is Servicing Manager of Alabama Housing Finance Authority 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 as such officer with full authority, executed same voluntarily for and as the act of Servicing Manager.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this the 6 day of December, 2012.

Elaine C. Pennington
NOTARY PUBLIC

My Commission expires: 03/16/15



20130125000034290 2/3 \$19.00
Shelby Cnty Judge of Probate, AL
01/25/2013 01:28:09 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Alabama Housing Finance Authority Grantee's Name Federal National Mortgage Association
Mailing Address PO Box 242928 Mailing Address PO Box 650043
Montgomery, AL 36124-2928 Dallas, TX 75265-0043

Property Address 2159 Village Lane
Calera, AL 35040

Date of Sale 11/08/2012
Total Purchase Price \$ 0

or
Actual Value \$ \$127,987.98

or
Assessor's Market Value \$ _____



20130125000034290 3/3 \$19.00
Shelby Cnty Judge of Probate, AL
01/25/2013 01:28:09 PM FILED/CERT

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 FC 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 1/3/13

Print Marcus Clark

Unattested _____
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1