

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Alecia L. Rollins

4606 Wooddale Ln.
Pelham AL 35124

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Thousand And 00/100 Dollars (\$100,000.00) to the undersigned, CitiMortgage, Inc., successor by merger with ABN AMRO Mortgage Group, Inc., a corporation, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Alecia L. Rollins, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 5, according to the survey of 2nd Sector of Chaparral as recorded in Map Book 8, Page 142 in the Probate Office of Shelby County, Alabama.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
3. Mineral and mining rights excepted.
4. Restrictions as shown on recorded plat.
5. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Inst. No. 20120409000120480, in the Probate Office of Shelby County, Alabama.

\$ 135,000.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 18 day of March, 2013.

CitiMortgage, Inc., successor by merger with ABN AMRO Mortgage Group, Inc.

By: _____

Its _____

Jamey Davis

Authorized Signer of National
Default REO Services, a Delaware
Limited Liability Company dba
First American Asset Closing
Services ("FAACS"), as Attorney
in fact and/or agent

STATE OF Texas

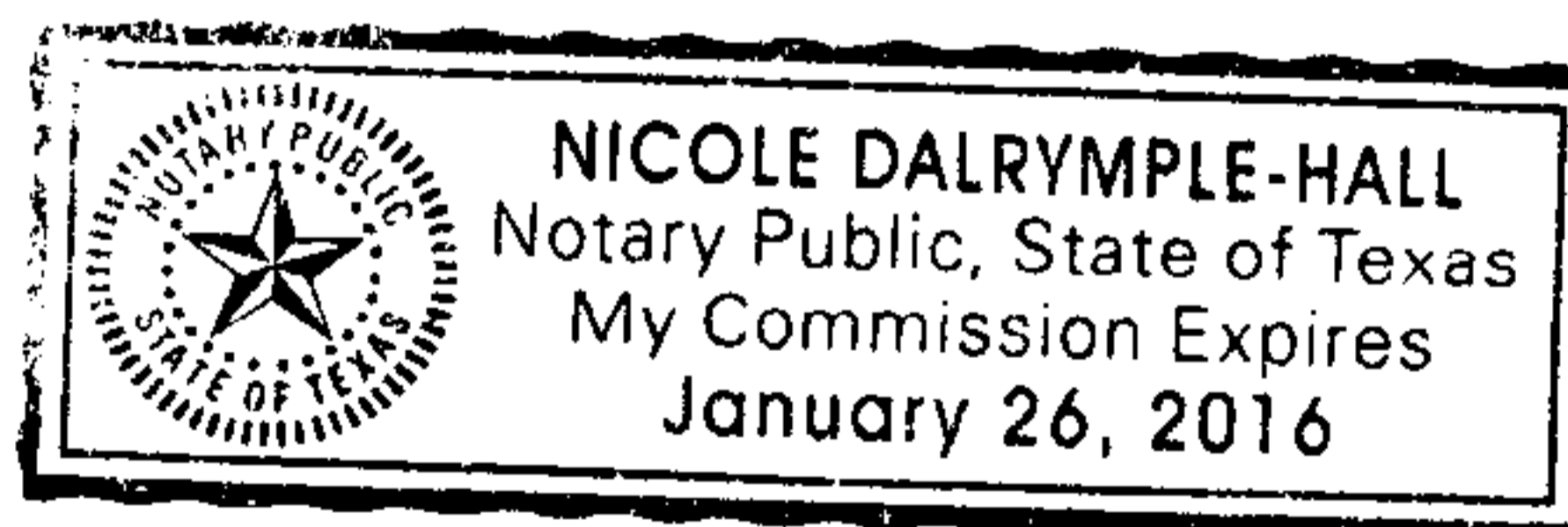
COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jamey Davis, whose name as attly in fact of CitiMortgage, Inc., successor by merger with ABN AMRO Mortgage Group, Inc., a corporation, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 18 day of March, 2013.

NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2012-000931



Authorized Signer of National
Default REO Services, a Delaware
Limited Liability Company dba
First American Asset Closing
Services ("FAACS"), as Attorney
in fact and/or agent



20130403000137660 2/3 \$19.00
Shelby Cnty Judge of Probate, AL
04/03/2013 10:50:46 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name: CitiMortgage, Inc., successor by merger with ABN AMRO Mortgage Group, Inc. Mollins
Mailing 6400 Las Colinas Blvd. Mailing 4686 Wooddale Lane
Address: Irving, TX 75039 Address: Pelham, AL 35124

Property Address: 4686 Wooddale Lane
Pelham, AL 35124

Date of Sale: 28th day of March, 2013
Total Purchase Price: \$100,000.00
or
Actual Value: \$
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
☐ Closing Statement ☐ Other

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: April 3, 2013

Print: Tricia Hicks, Closing Coordinator

Sign: Tricia Hicks
(Grantor/Grantee/Owner/Agent) circle one

Unattested (verified by)

Form RT-1

20130403000137660 3/3 \$19.00
Shelby Cnty Judge of Probate, AL
04/03/2013 10:50:46 AM FILED/CERT