


Prepared by: John Rudd  
CLOSING DEPARTMENT  
JOHNSON & FREEDMAN, LLC  
Attorneys and Counselors at Law  
1587 Northeast Expressway  
Atlanta, GA 30329

Send tax notice to:  
Miranda Carroll  
117 Port South Lane  
Alabaster, AL 35007

  
20130425000168980 1/3 \$20.00  
Shelby Cnty Judge of Probate, AL  
04/25/2013 02:07:15 PM FILED/CERT

THE STATE OF ALABAMA  
COUNTY OF Shelby

FILE NO: FNM2013030961AL1  
LOAN NO: 2000588811

Source of Title Deed Book:  
Page

**SALES PRICE: \$100,000.00**  
**LOAN AMOUNT: \$**

### **SPECIAL WARRANTY DEED**

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, **Federal National Mortgage Association a/k/a Fannie Mae.**, whose principal place of business is located at 14221 Dallas Pkwy, Dallas, TX 75254, (hereinafter called the Grantor) has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto the **Miranda Carroll and Gregory Clark** whose address is 117 Port South Lane, Alabaster, AL 35007, its successors and/or assigns, (hereinafter called the Grantee), the following described property situated in Shelby County, Alabama:

Lot 21, according to the Survey of Port South, 1st Sector, as recorded in Map Book 6, Page 22, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

Mortgage amount: \$98,188.00

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 **Miranda Carroll and Gregory Clark**, its successors and/or assigns, forever.

Shelby County, AL 04/25/2013  
State of Alabama  
Deed Tax: \$2.00

IN WITNESS WHEREOF, **Federal National Mortgage Association a/k/a Fannie Mae** has caused this conveyance to be executed in its name by its undersigned officer(s), this 19<sup>th</sup> day of April, 2013.

**Federal National Mortgage Association by Johnson & Freedman, LLC, as Attorney-in-Fact by POA recorded at Instrument No. 20091117000427710, Shelby County Records, Alabama**

ATTEST: AT Roebuck, Attorney in Fact

By: AT Roebuck  
TITLE: Associate

(Corporate Seal)

THE STATE OF GEORGIA  
COUNTY OF DEKALB

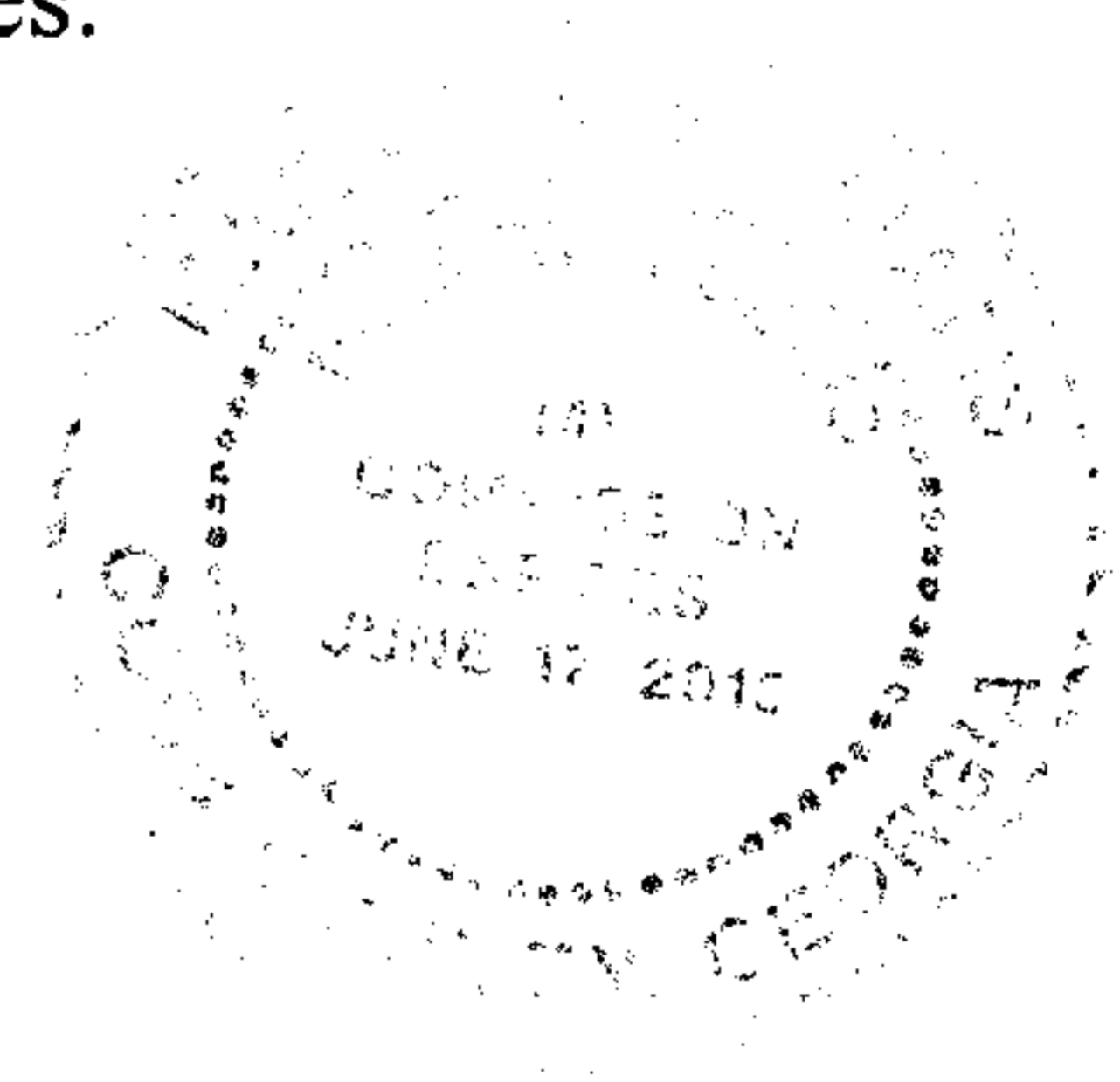
I, the undersigned Notary Public in and for said State and County, do hereby certify that Amy Roebuck as Attorney for Johnson & Freedman, LLC, Attorney-in-Fact for **Federal National Mortgage Association**, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 19 day of April, 2013

M. W. H.

NOTARY PUBLIC

My Commission Expires:



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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 FNMA  
Mailing Address 14221 DALLAS PKWY  
SUITE 1000  
DALLAS, TX 75254

Grantee's Name MIRANDA CARROLL  
Mailing Address 117 PORT SOUTH LANE  
ALABASTER, AL  
35007

Property Address 117 PORT SOUTH LANE  
ALABASTER, AL  
35007

Date of Sale 4/23/13  
Total Purchase Price \$ 100,000  
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  
☐ Sales Contract  
☒ Closing Statement

☐ Appraisal  
☐ 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, to be 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 4/24/13

Print Malcolm S. McLeod

☐ Unattested

Judith A. Gentry  
(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

My Commission Expires  
3/8/14

Form RT-1

