

This instrument prepared by:

David Sigler, Esq.
Morris|Hardwick|Schneider, LLC
2718 20th Street South, Suite 210
Birmingham, AL 35209

When Recorded Return to:

David Sigler, Esq.
Morris|Hardwick|Schneider, LLC
1301 Hightower Trail, Suite 305
Sandy Springs, GA 30350

STATE OF Missouri)

COUNTY OF St. Louis)

SPECIAL WARRANTY DEED

THIS INDENTURE, made on the 27 day of MARCH, 2013, between CitiMortgage, Inc., (hereinafter referred to as "Grantor"), and Federal National Mortgage Association, whose address is 14221 Dallas Parkway, Suite 1000 Dallas, TX 75254 (hereinafter referred to as "Grantee").

WITNESSETH THAT:

The said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey, and confirm unto the Grantee, his successors and assigns, the following described property:

Lot 16 according to the Survey of Cahaba Manor Townhomes, First Addition as recorded in Map Book 7, Page 57, Shelby County, Alabama records

SUBJECT TO THE FOLLOWING: Ad Valorem taxes that may be due now or subsequent hereto; any applicable zoning ordinances; easements, reservations, restrictions, right of ways and set back lines of record; and mining and mineral rights not owned by the Grantors.

TO HAVE AND TO HOLD, the said property hereinabove described, together with all and singular the rights, members and appurtenances thereunto appertaining to the only proper use, benefit and behoof of the said Grantee, his successors and assigns, in FEE SIMPLE; and the said Grantor specially warrants the title to the said bargained property above described against the lawful claims of all persons claiming by, through and under the Grantor.



20130508000190450 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
05/08/2013 11:51:54 AM FILED/CERT

IN WITNESS WHEREOF, the Grantor has caused this indenture to be executed in its name and on its behalf under seal by its undersigned officials as of the day and year first above written.

CitiMortgage, Inc.

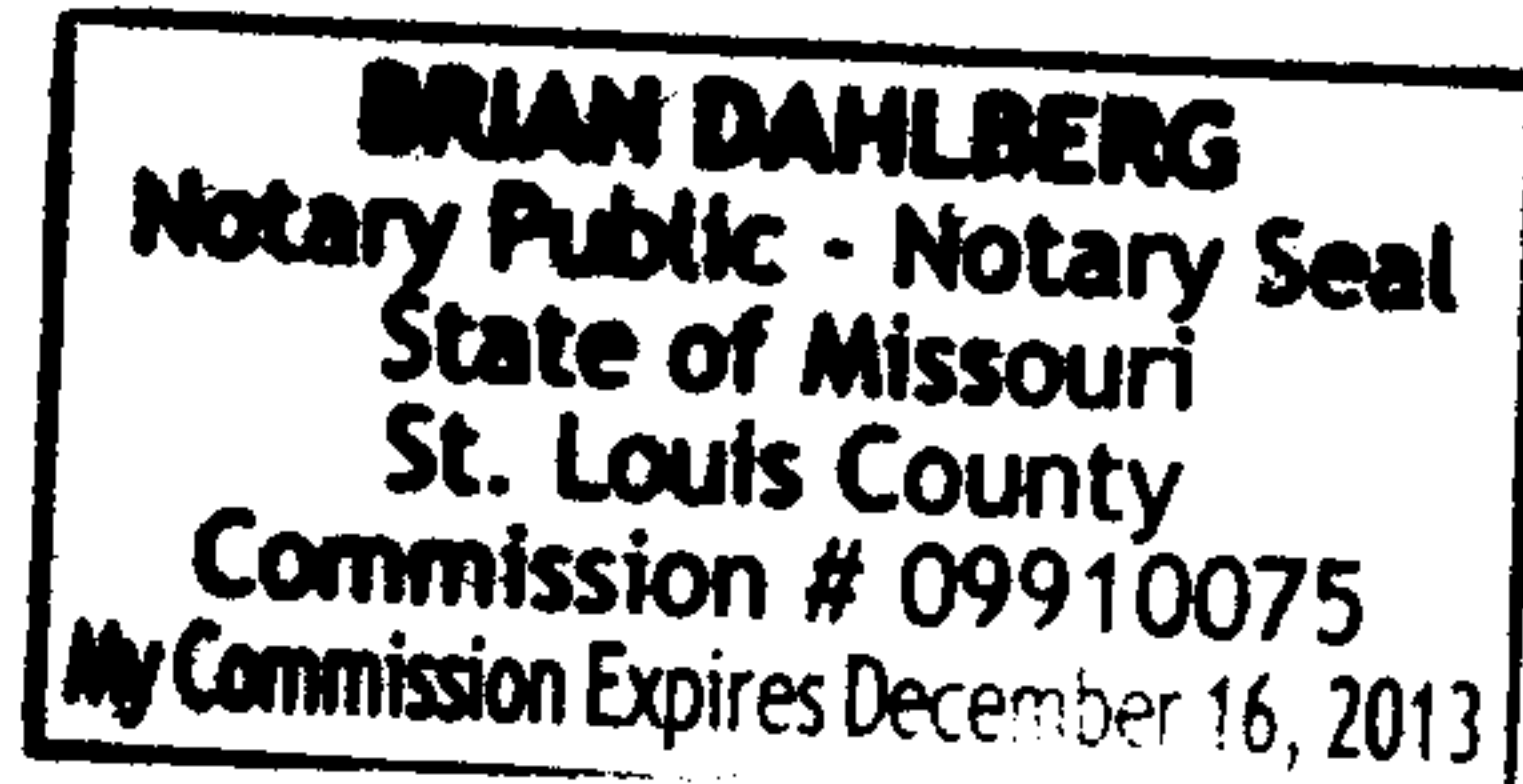
By: JAN BROWN

Title: VP

STATE OF Missouri
COUNTY OF St. Louis

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that VP (Title) of CitiMortgage, Inc., is signed to the foregoing conveyance who is known to me, acknowledged before me on this day that, being informed of the contents of this 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 seal of office this 27 day of March, 2013.



[Signature]
NOTARY PUBLIC

My Commission Expires: 12/16/13

20130508000190450 2/3 \$19.00
Shelby Cnty Judge of Probate, AL
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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 Citi Mortgage, Inc.
Mailing Address 1000 Technology Dr
O'Fallon MO 63368

Grantee's Name Federal National Mortgage Association
Mailing Address 14221 Dallas Parkway
Suite 1000
Dallas TX 75254

Property Address 723 Cahaba Manor Trail
Pelham, AL 35124

Date of Sale March 27 2013
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 93,900.00

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 Deed in Lieu of Foreclosure

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 being conveyed by the instrument offered for record.


20130508000190450 3/3 \$19.00
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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 5-7-2013

Print Damon Whiting

☐ Unattested

(verified by)

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

Form RT-1