

## QUITCLAIM DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY )

Federal National Mortgage Association

**Please note for indexing purposes that the GRANTOR is "Federal National Mortgage Association" and the GRANTEE is "Standard Mortgage Corporation".**

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to Federal National Mortgage Association (hereinafter called the Grantor), the receipt whereof is hereby acknowledged, the Grantor, hereby RELEASES, QUITCLAIMS, AND REMISES to Standard Mortgage Corporation (hereinafter called Grantee), all of the Grantor's right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 21, Block 4, according to the survey of Cahaba Valley Estates, Seventh Sector as recorded in Map Book 6, Page 82, in the Probate Office of Shelby County, Alabama.

Municipal No. **608 Valleyview Drive, Pelham, AL 35124**

**This property was inadvertently conveyed to Federal National Mortgage Association and Federal National Mortgage Association did not accept the deed.**

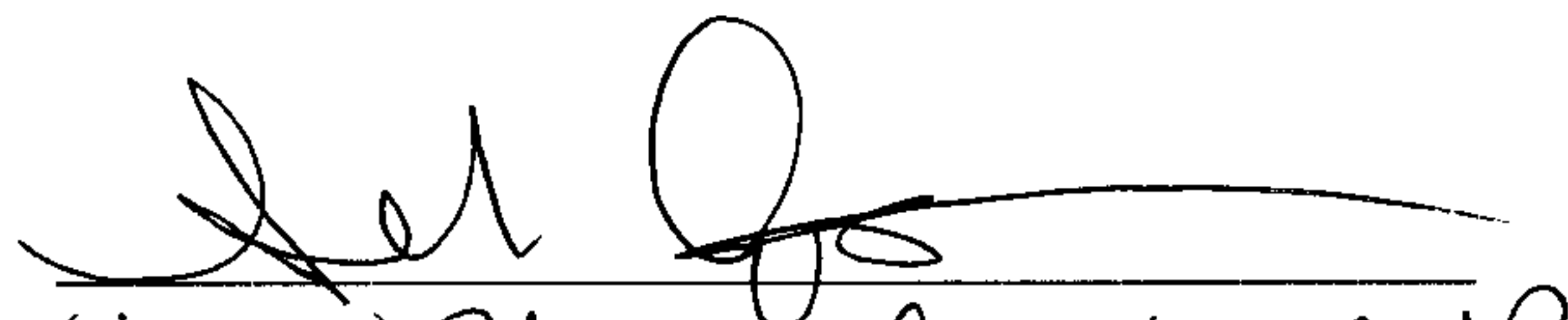
**TO HAVE AND TO HOLD** the aforesaid lot or parcel of land and all privileges hereunto belonging to him/her, the Grantee, his/her heirs and/or successors and assigns, free and discharged from all right, title, claim or interest of the Grantors or anyone claiming by, through or under him/her.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.


**IN WITNESS WHEREOF**, the said Grantor has hereunto set its signature this May 28, 2013.

ATTEST (Corporate Seal)

**Federal National Mortgage Association**

  
(signature) Sheryl Court, AVP

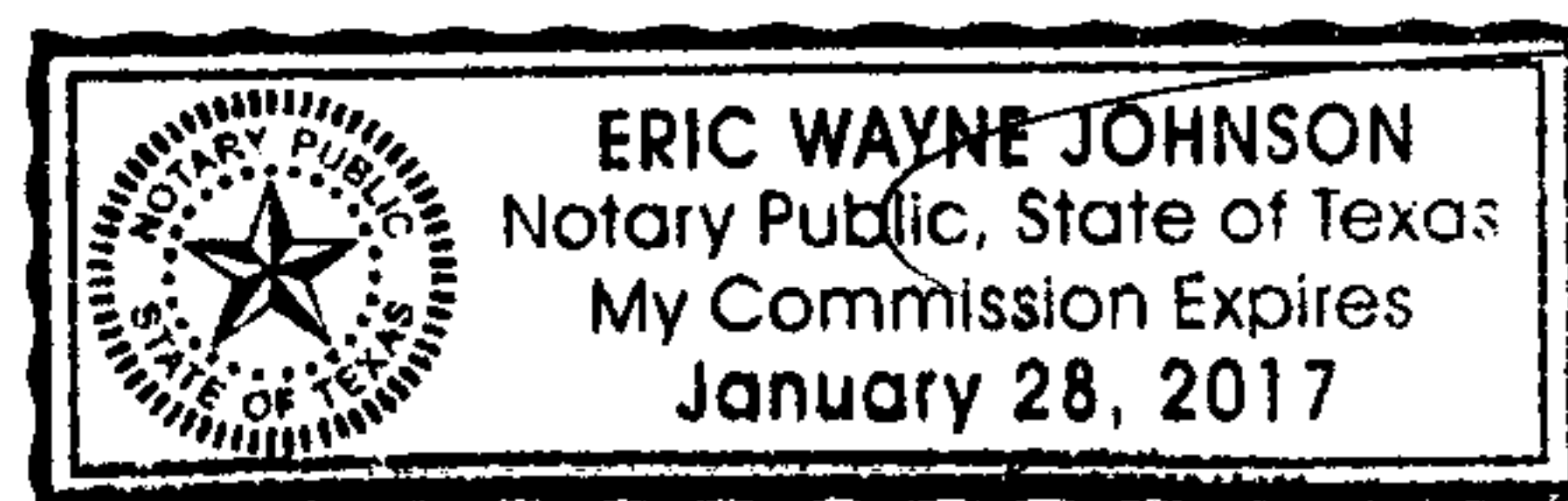
PRINT NAME AND TITLE OF ATTESTING OFFICER


By:   
(signature)  
John Curzio, AVP  
PRINT NAME AND TITLE OF EXECUTING  
OFFICIAL

STATE OF TX  
COUNTY OF Dallas

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John Curcio and Sheryl Court, whose names as AVP and AVP, respectively, of Federal National Mortgage Association, 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 said conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said association, acting in its capacity as aforesaid.


Given under my hand and official seal this May 28, 2013.



  
NOTARY PUBLIC

Instrument prepared by:  
JEFFREY A. BUNDA  
SHAPIRO AND INGLE, L.L.C.  
10130 Perimeter Parkway, Suite 400  
Charlotte, NC 28216  
12-002528

GRANTOR'S ADDRESS:  
Federal National Mortgage Association  
PO Box 650043  
Dallas, TX 75265-0043

  
20130605000228790 2/4 \$158.00  
Shelby Cnty Judge of Probate, AL  
06/05/2013 10:32:29 AM 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 Federal National Mortgage Association

Mailing Address PO Box 650043  
Dallas, TX 75265

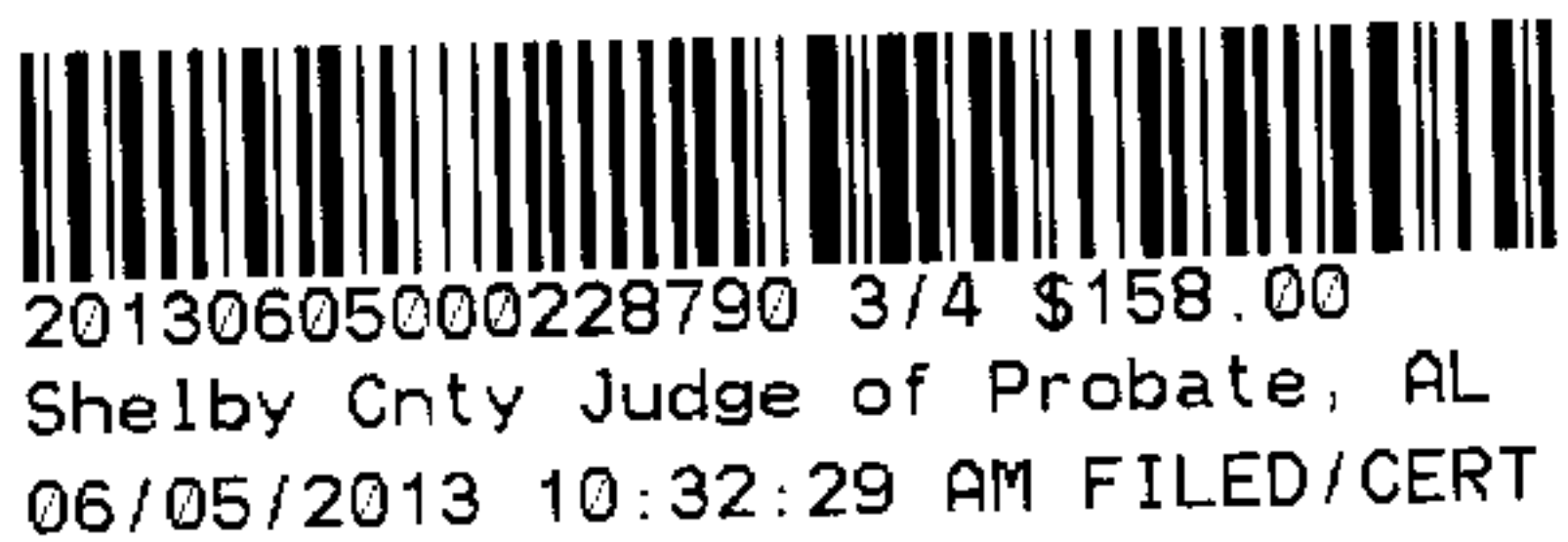
Grantee's Name Standard Mortgage Corporation

Mailing Address 701 Poydras St  
Suite 300 Plaza  
New Orleans, Louisiana 70139

Property Address 608 Valleyveiw Dr.  
Pelham, AL 35124

Date of Sale \_\_\_\_\_  
Total Purchase Price \$10.00

or



Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ 136,600.00

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)

- |  |  |
|--|--|
| <input type="checkbox"/> Bill of Sale      | <input type="checkbox"/> Appraisal                       |
| <input type="checkbox"/> Sales Contract    | <input checked="" type="checkbox"/> Other Notice of Sale |
| <input type="checkbox"/> 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 of 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 6/5/13

Print Stacey Lovett

       Unattested

Sign Stacey Lovett

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT - 1



20130605000228790 4/4 \$158.00  
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