

Prepared by:
Burch Tipton, Esq.
MCCALLA RAYMER, LLC
Two North Twentieth
220th Street North, Suite 1310
Birmingham, Alabama 35203
File Number: 98813 / Gossett

Send Property Tax Notice to:
Federal National Mortgage
Association (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, **SunTrust Mortgage, Inc.**, (hereinafter referred to as "GRANTOR"), does hereby grant, bargain, sell and convey unto **Federal National Mortgage Association** (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 72, according to the Survey of Hayesbury, Phase I, according to the plat thereof recorded in Map Book 28, Page 89, in the Probate Office of Shelby County, Alabama.

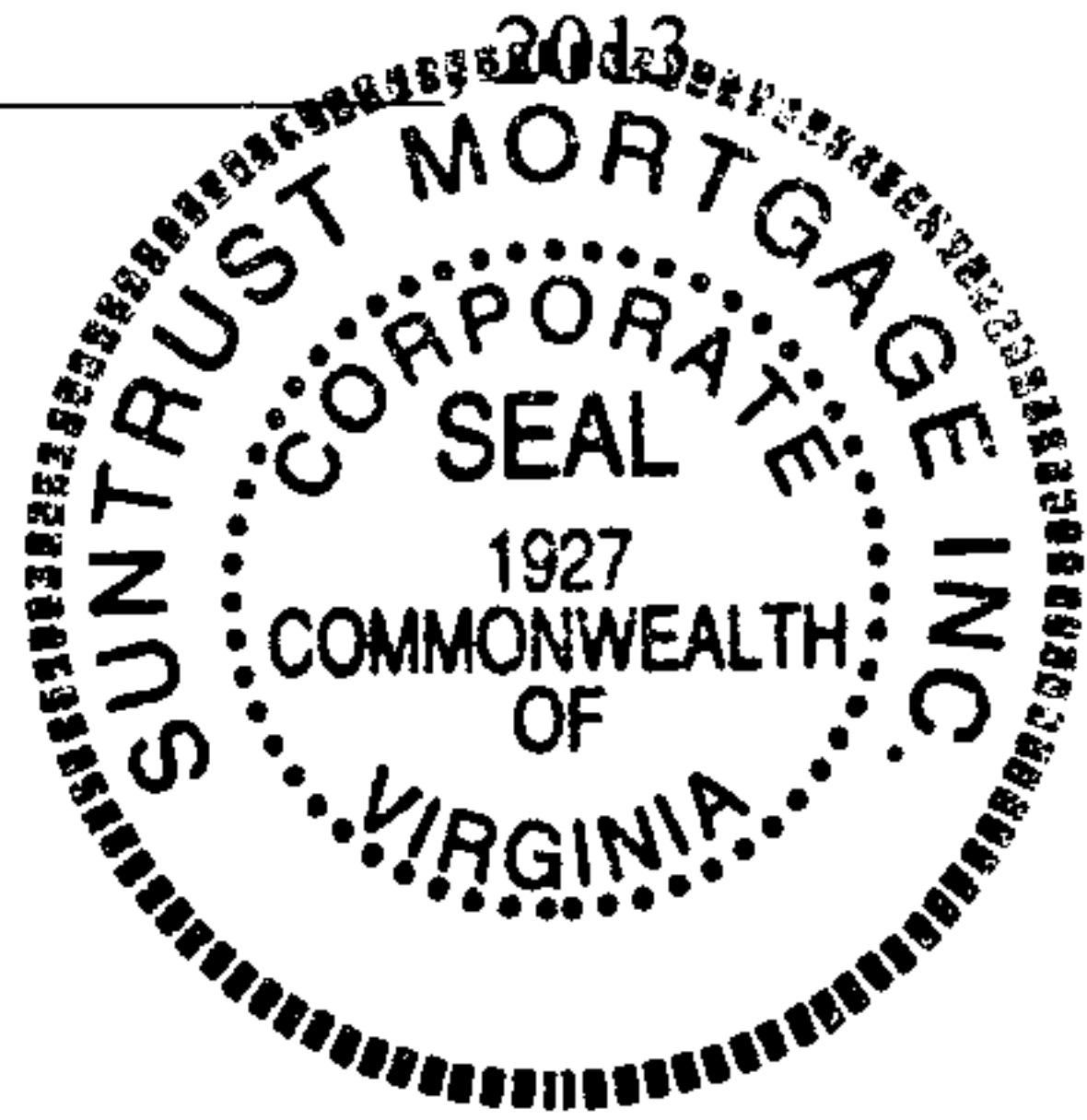
TO HAVE AND TO HOLD, the aforegranted premises to said GRANTEE(S), its successors and assigns FOREVER IN FEE SIMPLE.

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 SEPTEMBER 19, 2013, RECORDED IN INSTRUMENT NO. 20131209000473570, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.


20140107000006180 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
01/07/2014 10:26:36 AM FILED/CERT

IN WITNESS WHEREOF, the said SunTrust Mortgage, by Sandra Lancaster, its Vice President, who is authorized to execute this conveyance, has hereto set its signature and seal, on this 16th day of December, 2013.



SunTrust Mortgage, Inc.

By: [Signature] (Seal)
Name: Sandra Lancaster
Title: Vice President

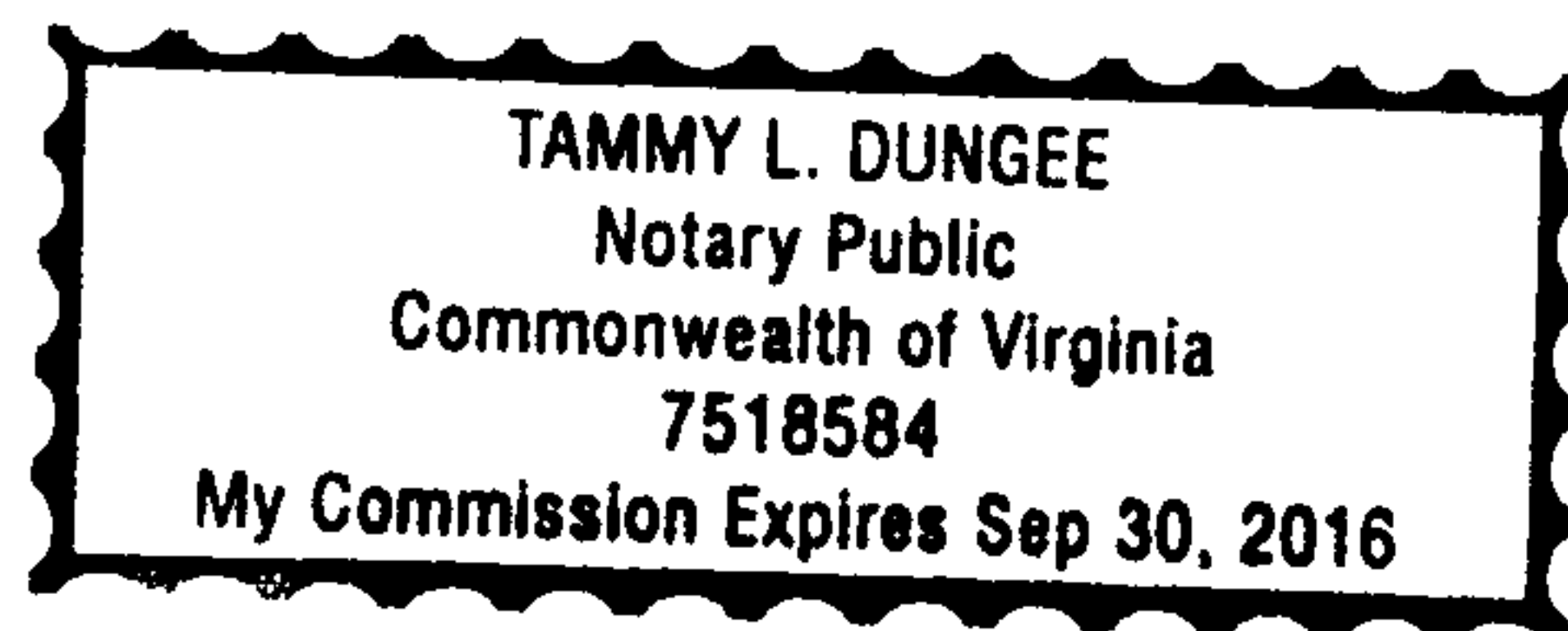
THE STATE OF VA
COUNTY OF Richmond

CA I, the undersigned Notary Public, in and for said county, in said state hereby certify that Sandra Lancaster who is Vice President of SunTrust Mortgage 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 Vice President.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this the 16th day of December, 2013.

[Signature]
NOTARY PUBLIC

My Commission expires: _____



20140107000006180 2/3 \$21.00
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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 Suntrust Mgt, Inc
Mailing Address 1001 Semmes Ave
Richmond, VA

Grantee's Name Federal National Mortgage Association
Mailing Address PO Box 650043
Dallas, TX
75265-0043

Property Address 23224
2055 Hwy 93
Helena, AL 35080

Date of Sale 9-19-13
Total Purchase Price \$ 93,261.31
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 FC Sale

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 12-17-13

Print Jody Hovies

☐ Unattested
(verified by)

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

Form RT-1



20140107000006180 3/3 \$21.00
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