

20140210000036760 1/2 \$18.00
Shelby Cnty Judge of Probate: AL
02/10/2014 12:04:15 PM FILED/CERT

\$18.00

STATE OF ALABAMA

COUNTY OF SHELBY

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, the undersigned, **GREEN TREE SERVICING LLC**, (hereinafter called the Grantor), has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, a corporation organized and existing under the laws of the United State of America, his successors and assigns (hereinafter called the Grantee), the following described property situated in Shelby County, Alabama, at 119 Coales Branch Drive, Pelham, AL 35124, but in the event of a discrepancy, the legal description shall control to-wit

Lot 51, according to the Survey of Hidden Creek II, First Sector, as recorded in Map Book 24, Page 94, in the Probate Office of Shelby County, Alabama.

The conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding rights of redemption from foreclosure sale.

For recording purposes only, the amount of unpaid principal balance as of January 7, 2014 is \$117,010.72.

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 **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, a corporation organized and existing under the laws of the United State of America, his successors and assigns, forever.

IN WITNESS WHEREOF, GREEN TREE SERVICING LLC, has caused this conveyance to be executed in its name by its undersigned officer, this 16 day of January, 2014.

GREEN TREE SERVICING LLC

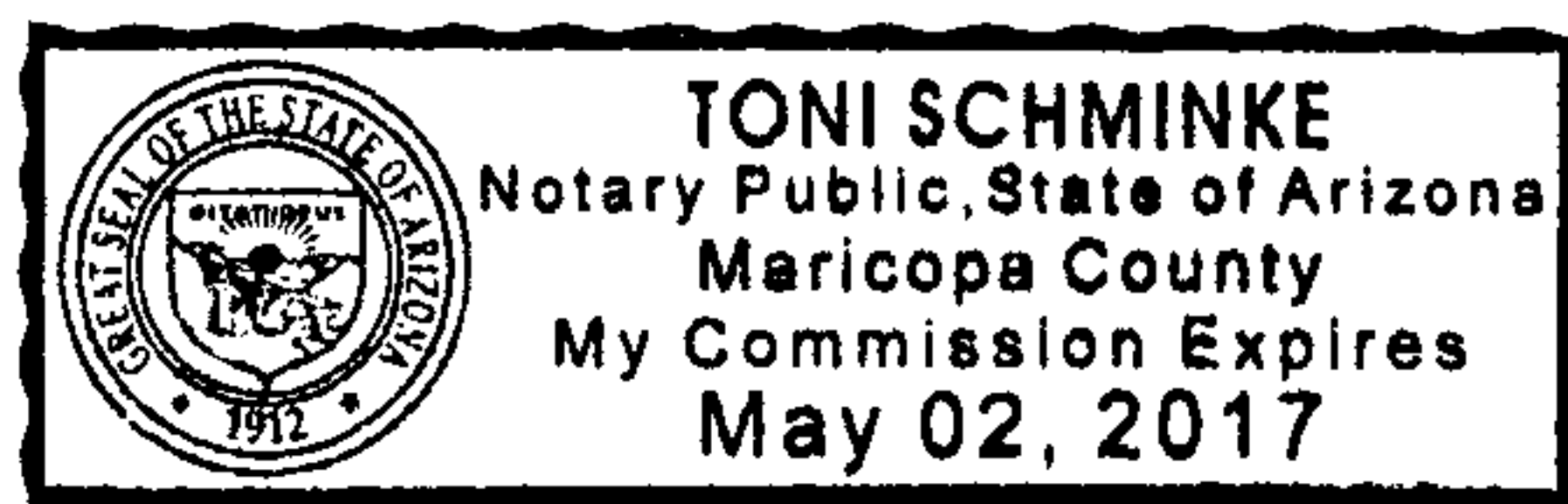
David Devore
Its: David Devore, AVP

STATE OF Arizona

COUNTY OF Maricopa

I, the undersigned, a Notary Public in and for said county and state, hereby certify that David Devore, whose name as AVP of GREEN TREE SERVICING LLC, 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 association.

Given under my hand and seal this 16 day of January, 2014.



Toni Schminke
Notary Public
My Commission Expires: 05/02/2017

This instrument prepared by:
Robert J. Wermuth
STEPHENS MILLIRONS, P.C.
P.O. Box 307
Huntsville, Alabama 35804
RJW/rvm-Fullmer, Shirley

Send tax notice to:
FNMA
Post Office Box 650043
Dallas, TX 75265-0043

Grantor's Address:
7360 South Kyrene Rd., T314
Tempe, AZ 85283

Real Estate Sales Validation Form

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

Grantor's Name Green Tree Servicing LLC
Mailing Address 7360 South Kyrene Road
T314
Tempe, AZ 85283

Grantee's Name FNMA
Mailing Address P.O. Box 650043
Dallas, TX 75265-0043

Property Address 119 Coales Branch Drive
Pelham, AL 35124

Date of Sale 01/16/2014
Total Purchase Price \$ 117,010.72
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 ☒ Other Special Warranty Deed to perfect title
☐ 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 to whom interest in the property is being conveyed and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest in the property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest in 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 2/7/14

Print Robert S. Wernick

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1