


Prepared by: Karen Maxcy, Esq.
CLOSING DEPARTMENT
RCO Legal, PS
Attorneys and Counselors at Law
1587 Northeast Expressway
Atlanta, GA 30329

Shelby County, AL 02/18/2014
State of Alabama
Deed Tax: \$52.00

THE STATE OF ALABAMA
COUNTY OF Shelby

FILE NO: FNM2014010138AL1
LOAN NO: 771226913

Source of Title Deed
Book: 20130508000190450
Page


20140218000043770 1/3 \$72.00
Shelby Cnty Judge of Probate, AL
02/18/2014 10:38:43 AM FILED/CERT

SALES PRICE: \$52,000.00
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.**, 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 **Ronny D Landrum unmarried** whose address is 201 Alamosa Dr. Alabaster AL 35007, its successors and/or assigns, (hereinafter called the Grantee), the following described property situated in Shelby County, Alabama:

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

For informational purposes only property address: 723 Cahaba Manor Trail Pelham, AL 35124

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 **Ronny D Landrum**, its successors and/or assigns, forever.

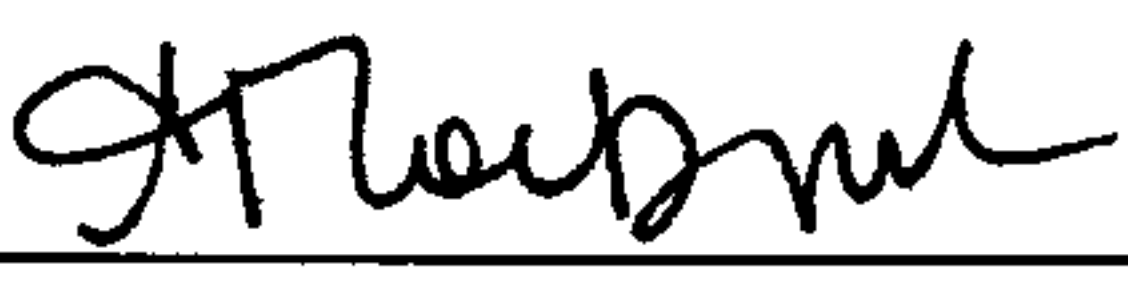
GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$62,400.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$62,400.00

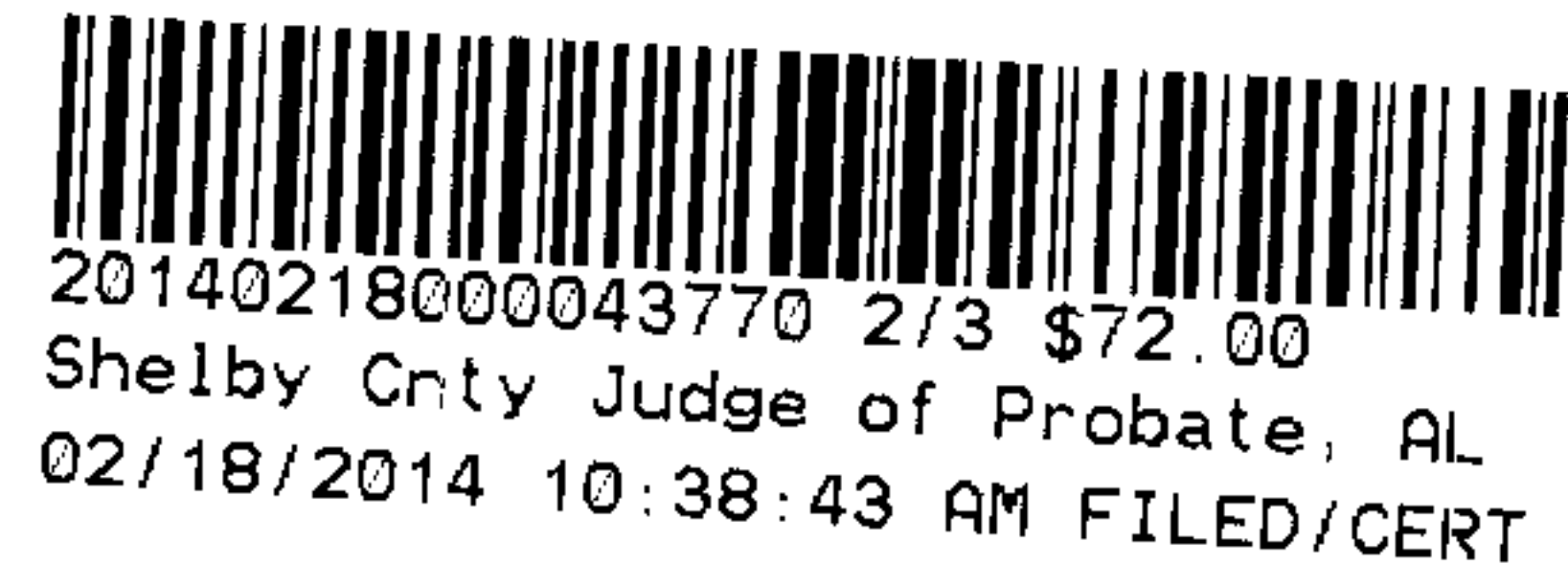
FOR A PERIOD OF 3 MONTH (S) FROM THE DATE OF THE RECORDING OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE. THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

IN WITNESS WHEREOF, **Federal National Mortgage Association** has caused this conveyance to be executed in its name by its undersigned officer(s), this 30th day of January, 20 14.

Federal National Mortgage Association by RCO Legal, P.S., as Attorney-in-Fact by POA recorded at Instrument No. 20131106000438090, Shelby County Records, Alabama

ATTEST:

By: 
TITLE: By Amy Roebuck, Attorney in Fact Associate

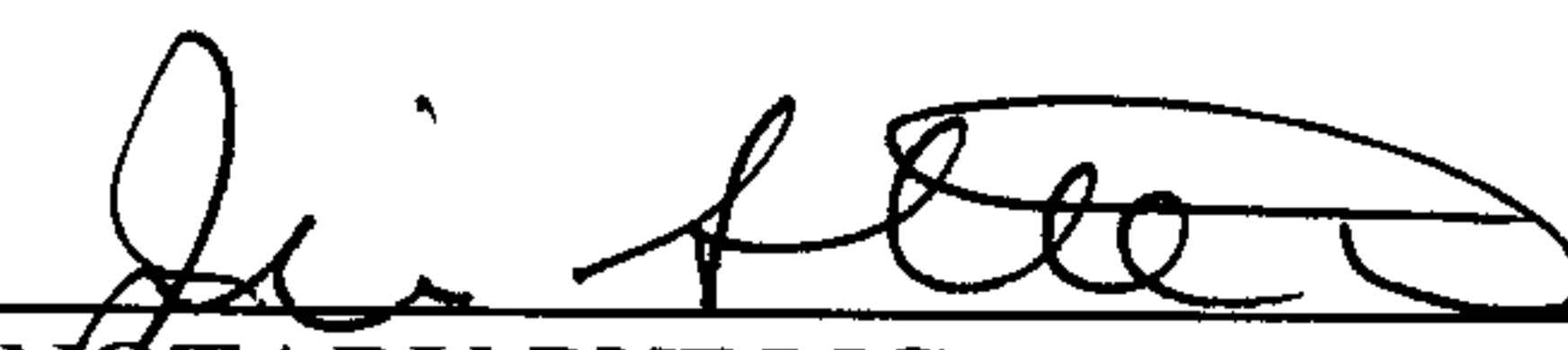


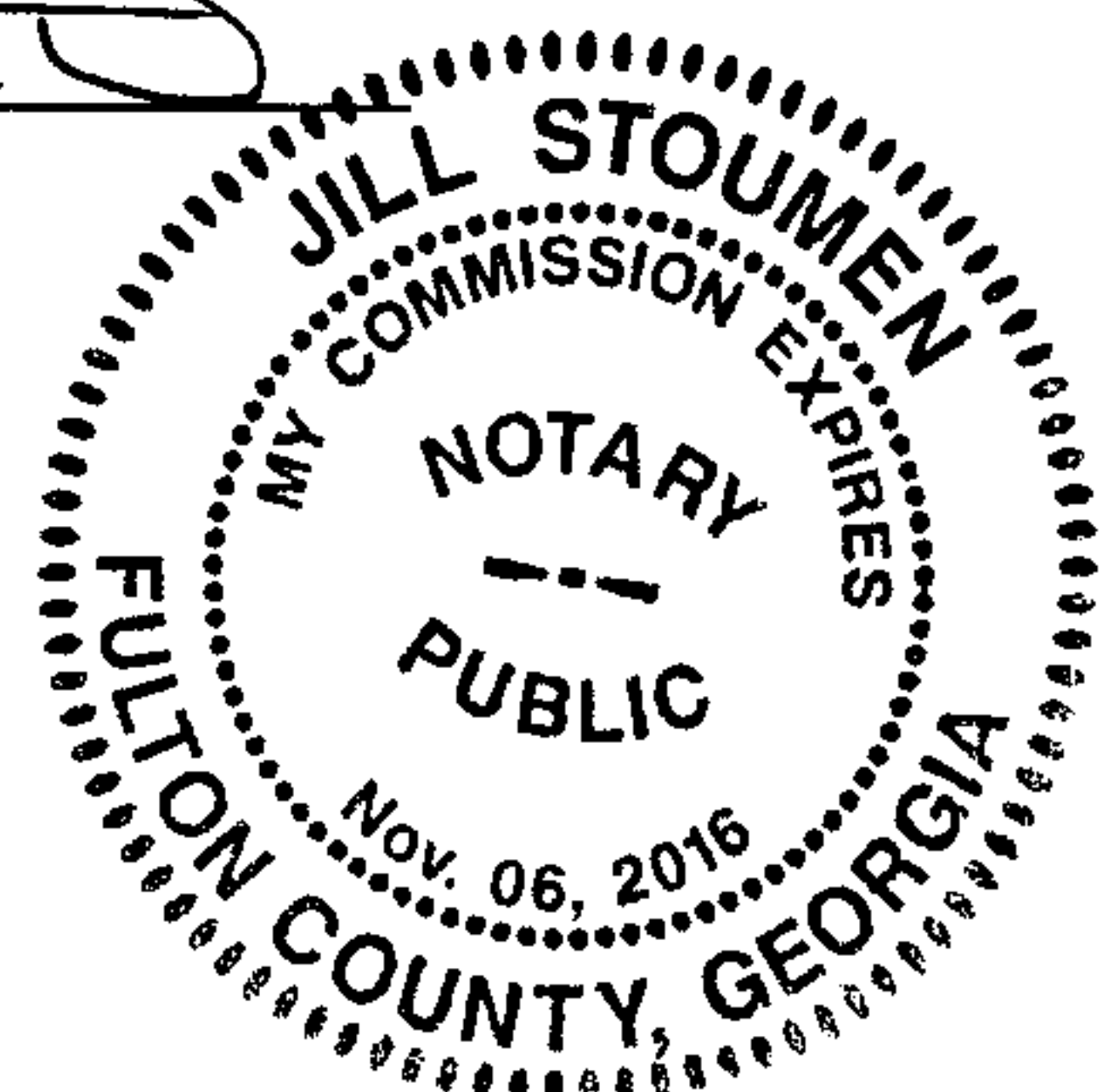
(Corporate Seal)

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 RCO Legal, P.S., 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 30th day of January, 20 14.


NOTARY PUBLIC
My Commission Expires:
11-06-16



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 Asso
Mailing Address 14221 Dallas Pkwy.
Dallas, TX 75254

Grantee's Name Ronny D. Landrum
Mailing Address 201 Alamosa Dr.
Alabaster, AL 35007

Property Address 723 Cahaba Manor Trail
Pelham, AL 35124

Date of Sale 1/30/2014

Total Purchase Price \$ 52,000.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____



20140218000043770 3/3 \$72.00
Shelby Cnty Judge of Probate, AL
02/18/2014 10:38:43 AM FILED/CERT

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, 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 2/1/14

Print

Sign

Unattested

(verified by)

Print Form

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1