

20140422000117910 1/4 \$33.50  
Shelby Cnty Judge of Probate, AL  
04/22/2014 01:45:04 PM FILED/CERT

Shelby County, AL 04/22/2014  
State of Alabama  
Deed Tax:\$10.50

Commitment Number: 3250614  
Seller's Loan Number: A130HBF

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:

ServiceLink, LLC

1400 Cherrington Parkway

Moon Township, PA 15108

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**06-4-18-0-001-006.000**

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**SPECIAL WARRANTY DEED**

**FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION**, whose mailing address is **14221 Dallas Parkway, Suite 11201, Dallas, TX 75254**, hereinafter grantor, for \$10,350.00 (Ten Thousand Three Hundred Fifty Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **AGN Capital, LTD**, hereinafter grantee, whose tax mailing address is **7015 Snider Plaza, Suite 203, Dallas, TX 75205**, the following real property:

**ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF SHELBY, STATE OF ALABAMA, BEING KNOWN AND DESIGNATED AS FOLLOWS: COMMENCE AT THE SW CORNER OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 3 EAST; THENCE RUN EAST ALONG THE SOUTH LINE OF SECTION 18 A DISTANCE OF 1284.40 FEET; THENCE TURN AN ANGLE OF 88 DEGREES 30 MINUTES TO THE LEFT AND RUN A DISTANCE OF 28 FEET TO THE NORTH RIGHT OF WAY LINE OF COUNTY HIGHWAY NO. 62 AND THE POINT OF BEGINNING; THENCE CONTINUE IN THE SAME DIRECTION A DISTANCE OF 210.0 FEET; THENCE TURN AN ANGLE OF 90 DEGREES 41 MINUTES TO THE LEFT AND RUN A DISTANCE OF 210.0 FEET; THENCE TURN AN ANGLE OF 89 DEGREES 19 MINUTES TO THE LEFT AND RUN A DISTANCE OF 210.0 FEET, TO THE NORTH RIGHT OF WAY LINE OF SAID COUNTY HIGHWAY NO. 62; THENCE**

**TURN AN ANGLE OF 90 DEGREES 41 MINUTES TO THE LEFT AND RUN ALONG THE NORTH LINE OF SAID HIGHWAY A DISTANCE OF 210.0 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA. BEING THE SAME PROPERTY AS CONVEYED FROM WELLS FARGO BANK, N.A. BY CORVIN AUCTIONEERING LLC, ITS AUCTIONEER TO FEDERAL NATIONAL MORTGAGE ASSOCIATION, AS DESCRIBED IN INSTRUMENT NO. 20130422000163040, DATED 04/03/2013, RECORDED 04/22/2013 IN SHELBY COUNTY RECORDS.**

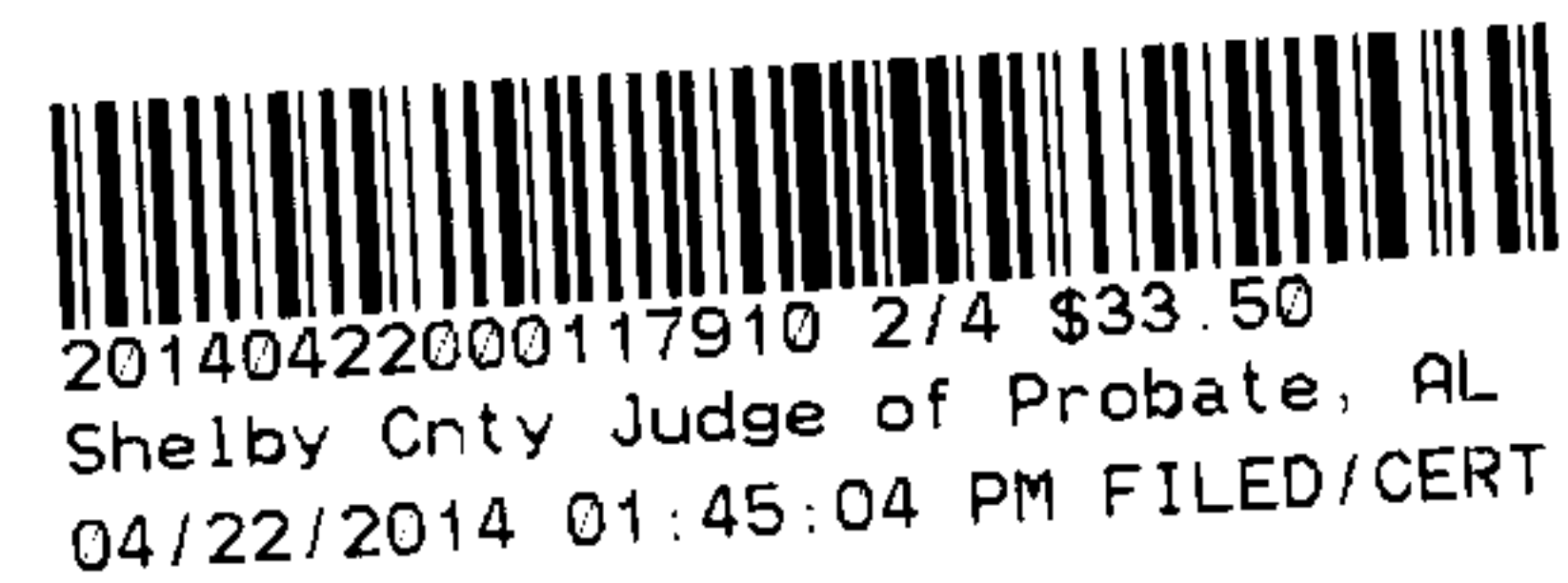
**Property Address is: 5600 HWY 62, VINCENT, AL 35178**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **Instr. 20130422000163040**



Executed by the undersigned on 4-2, 2014:

**FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION**

**By: ServiceLink, a Division of Chicago Title Insurance Company, its Attorney In Fact**


By: 

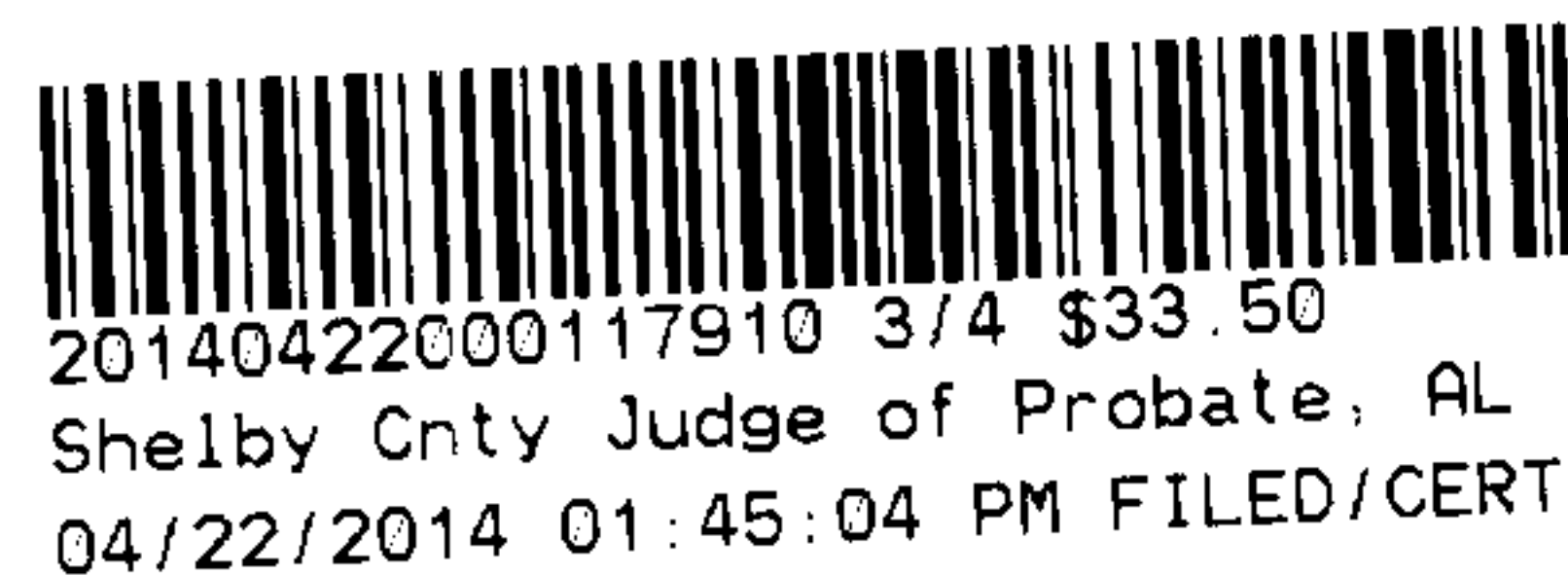
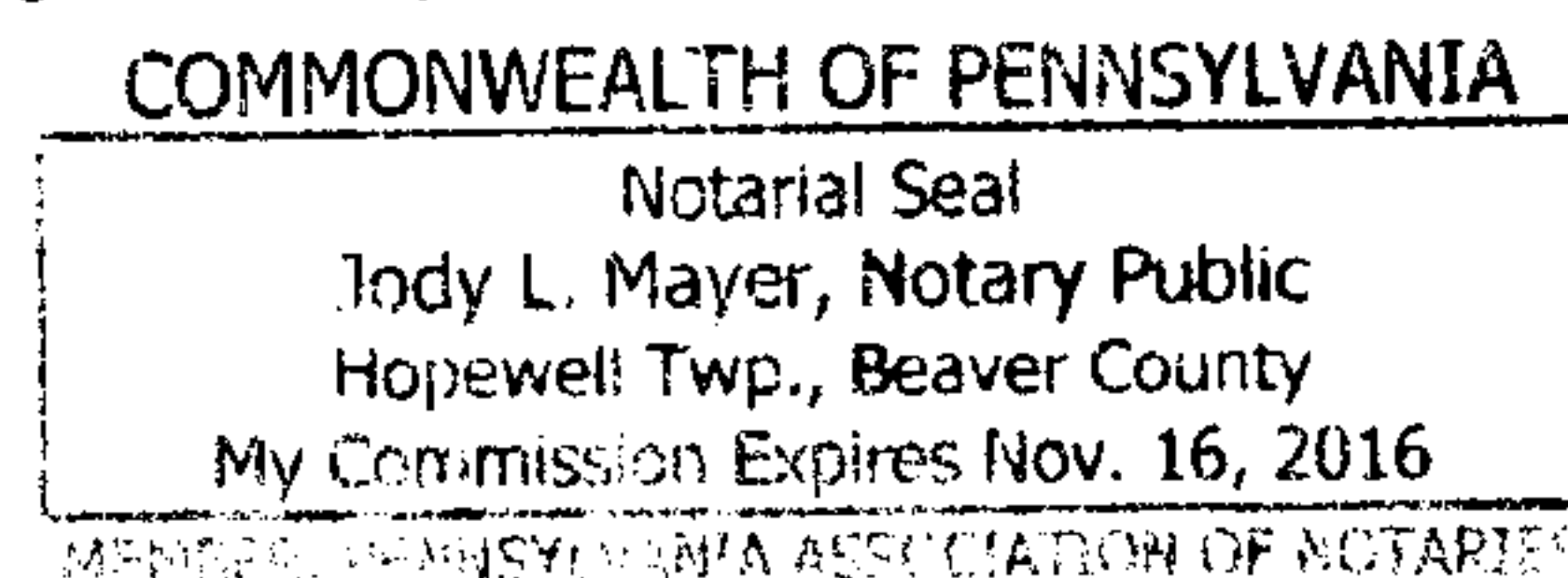
Name: Christopher Daniel

Title: Attorney

STATE OF Pennsylvania  
COUNTY OF ALLEGHENY

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 2 day of April, 2014, by Christopher Daniel of **ServiceLink, A Division of Chicago Title Insurance Company as the Attorney in Fact for FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION**, and is appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown \_\_\_\_\_ as identification, who after being by me first duly sworn, deposes and says that he/she has the full binding legal authority to sign this deed on behalf of the aforementioned corporation and acknowledge said authority is contained in an instrument duly executed, acknowledged; and recorded as set forth above, and that this instrument was voluntarily executed under and by virtue of the authority given by said instrument granting him/her power of attorney.

  
NOTARY PUBLIC Jody L. Mayer  
My Commission Expires 11-16-14



# Real Estate Sales Validation Form

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

Grantor's Name FANNIE MAE A/K/A FEDERAL  
NATIONAL MORTGAGE  
ASSOCIATION

Mailing Address 14221 Dallas Parkway, Suite  
11201, Dallas, TX 75254

Property Address 5600 HWY 62, VINCENT, AL  
35178

Grantee's Name AGN Capital, LTD

Mailing Address 7015 Snider Plaza, Suite 203,  
Dallas, TX 75205

Date of Sale 04/10/2014  
Total Purchase Price 10,350.00

or  
Actual Value  
or  
Assessor's Market Value



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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 4-10-14

Print Jeffrey Kirkwood

Unattested Deborah W.  
(verified by)

Sign Jeffrey Kirkwood  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1