



20140430000128360 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
04/30/2014 01:45:09 PM FILED/CERT

INVESTOR NUMBER: 415994330

Regions Bank dba Regions Mortgage CM #: 316371
MORTGAGOR(S): MANUEL L. MCCARTNEY AND PATRICIA GAIL
BLANKENSHIP

Please Send Tax Notices to:
Regions Bank dba Regions Mortgage
7130 Goodlett Farms Parkway
Cordova, TN 38016

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Five Hundred Dollars (\$500.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, **Regions Bank dba Regions Mortgage**, does hereby grant, bargain, sell, and convey unto Grantee, **Federal Home Loan Mortgage Corporation**, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot No. 108, as shown on a map entitled "Property Line Map, Siluria Mills", prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and being more particularly described as follows:

Begin at the intersection of the North right of way line on 2nd Place and the Westerly right of way line of Fallon Avenue, said right of way lines as shown on the map of the dedication of the Streets and Easements, Town of Siluria, Alabama; thence Northwesterly along said right of way line of 2nd Place 70.09 feet; thence 88 degrees 37 minutes right and run Northeasterly for 80.17 feet; thence 89 degrees 53 minutes 03 seconds right and run Southeasterly for 70.02 feet to a point on the Westerly right of way line of Fallon Avenue; thence 90 degrees 05 minutes 27 seconds right and run Southwesterly along said right of way line of Fallon Avenue for 82.00 feet to the point of beginning.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.



IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

Executed on this 17 day of April, 2014.

**REGIONS BANK DBA REGIONS
MORTGAGE**

By: Michael Patten 4-17-14
Its: Vice President

STATE OF Tennessee
COUNTY OF Shelby

I, Pat Dunlap, a Notary Public in and for said County in said State, hereby certify that Michael Patten whose name as Vice President of Regions Bank dba Regions 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/she, as such Vice President, and with full authority, executed the same voluntarily for and as the act of said Vice President

Given under my hand this the 17 day of April, 2014.

Pat Dunlap
Notary Public

My Commission Expires: _____

THIS INSTRUMENT PREPARED BY:

Ginny Rutledge
Sirote & Permutt, P.C.
2311 Highland Avenue South
P. O. Box 55727
Birmingham, AL 35255-5727

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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	<u>Regions Bank dba Regions Mortgage</u>	Grantee's Name	<u>Federal Home Loan Mortgage Corporation</u>
Mailing Address	<u>c/o Regions Bank dba Regions Mortgage</u> <u>7130 Goodlett Farms Parkway</u> <u>Cordova, TN 38016</u>	Mailing Address	<u>5000 Plano Parkway</u> <u>Carrollton, TX 75010</u>
Property Address	<u>604 9th Court SW</u> <u>Alabaster, AL 35007</u>	Date of Sale	<u>4-17-2014</u>
		Total Purchase Price	\$ <u> </u>
		or	
		Actual Value	\$ <u>40000.00</u>
		or	
		Assessor's Market Value	\$ <u> </u>

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 Foreclosure Bid Price
<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.

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 4-29-2014

Print Katherine Cousins Randolph, foreclosure specialist

Sign


(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested

(verified by)



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