

SPECIAL WARRANTY DEED					
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS: \$86,000.00					
SOURCE OF TITLE: Deed 20140122000021210 BOOK: _____ PAGE: _____		THIS INSTRUMENT WAS PREPARED BY Federal National Mortgage Association 7100 E. Pleasant Valley Road Suite 100 Independence, OH 44131 216-520-0050			
146769AL					
ADDRESS NEW OWNER(S) AS FOLLOWS: Candace L. Roy		SEND TAX BILLS TO: Wells Fargo Home Mortgage		MAP-PARCEL NUMBERS 235150003042000	
(NAME)		(NAME)			
201 Wild Flower Drive		P.O. Box 11758			
(ADDRESS)		(ADDRESS)			
Alabaster (CITY)	AL (STATE)	35007 (ZIP)	Newark (CITY)	NJ (STATE)	07101-4758 (ZIP)

For and in consideration of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, by the grantor, **Fannie Mae a/k/a Federal National Mortgage Association**, said grantor does hereby grant, bargain, sell, and convey unto **Candace L. Roy**, and their heirs or assigns, subject to covenants and restrictions of record and matters an accurate survey would reveal, that certain tract or parcel of land in **Shelby** county, state of Alabama, described as follows to-wit.

SEE ATTACHED EXHIBIT "A"

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations; 7) Mineral reservations of record, if any.

unimproved	☐				
This is improved	☒	property, known as	201 Wild Flower Drive	Alabaster	35007
			(House Number, (Street)	(City or Town)	(Postal Zip)

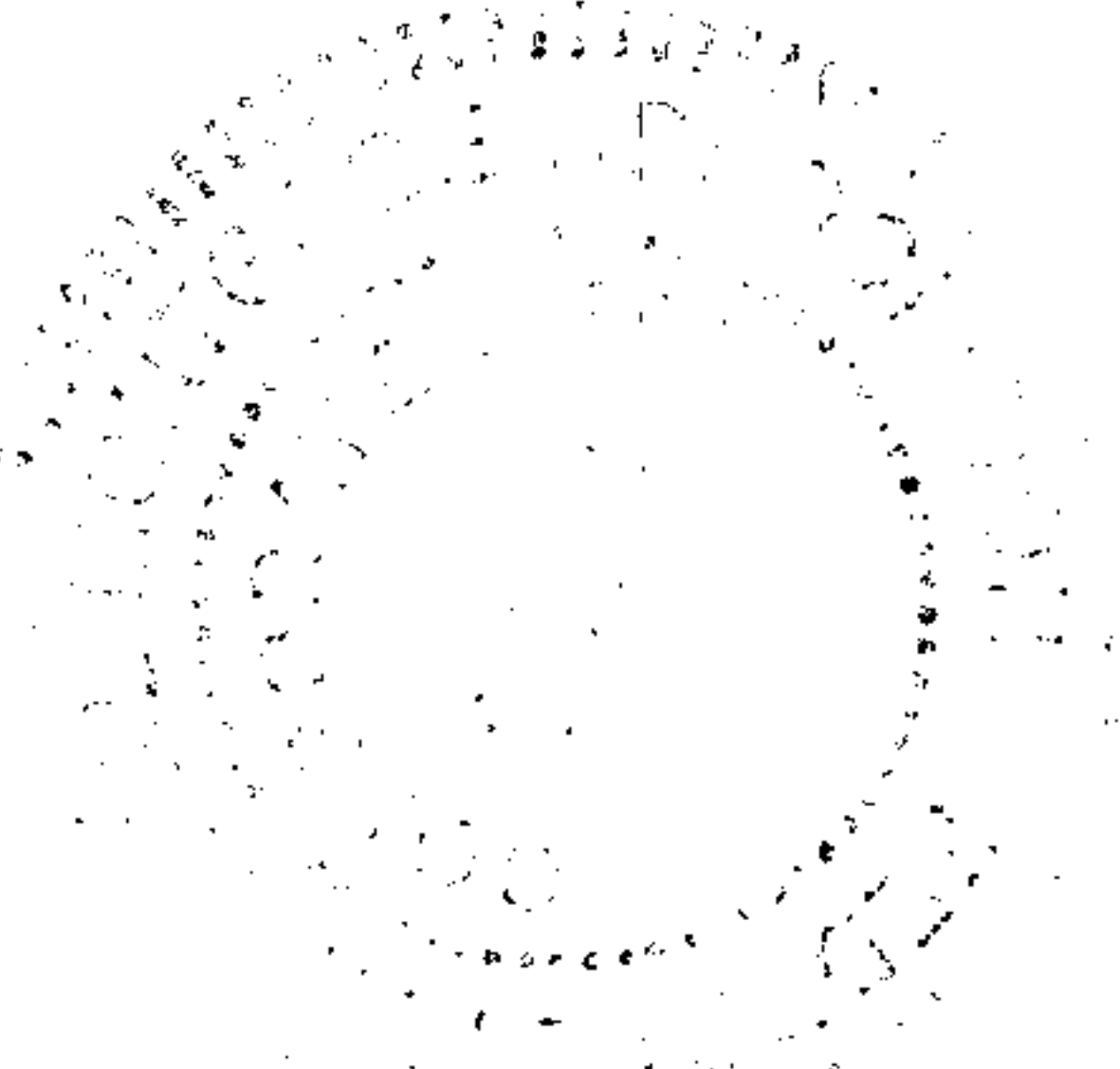
TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee **Candace L. Roy**, and his/her/their assigns, forever.

Said **Fannie Mae a/k/a Federal National Mortgage Association**, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

20140528000160790 1/4 \$27.50
Shelby Cnty Judge of Probate, AL
05/28/2014 01:03:37 PM FILED/CERT

Shelby County, AL 05/28/2014
State of Alabama
Deed Tax: \$4.50

IN WITNESS WHEREOF, the said Fannie Mae a/k/a Federal National Mortgage Association, has executed this deed this 28 day of April, 2014.



Fannie Mae a/k/a Federal National Mortgage Association

Name:

Gina Dennis

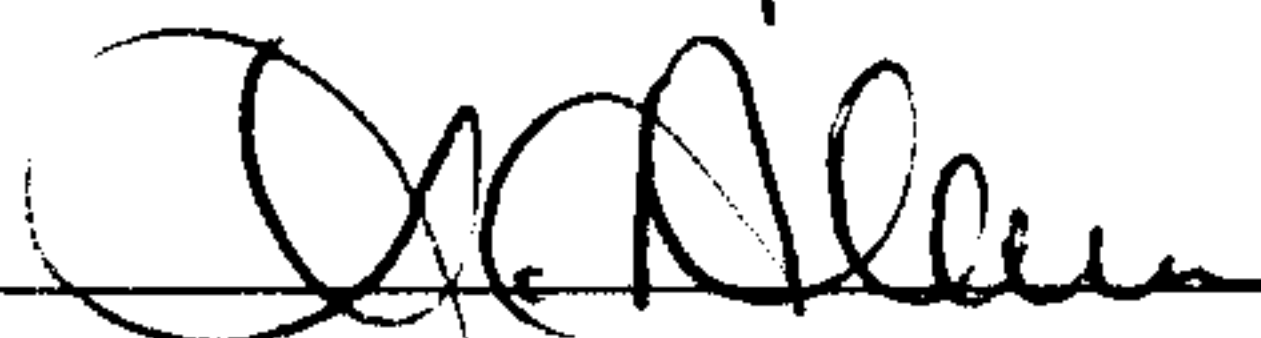
Title:

Assistant Vice President

STATE OF TEXAS

COUNTY OF DALLAS

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared **Gina Dennis**, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the **Assistant Vice President** of said **Fannie Mae a/k/a Federal National Mortgage Association**, the within named bargainer, and that he/she being authorized so to do, executed the foregoing instrument for the purposed therein. Witness my hand and Notarial Seal this 28 day of April, 2014.


Notary Public

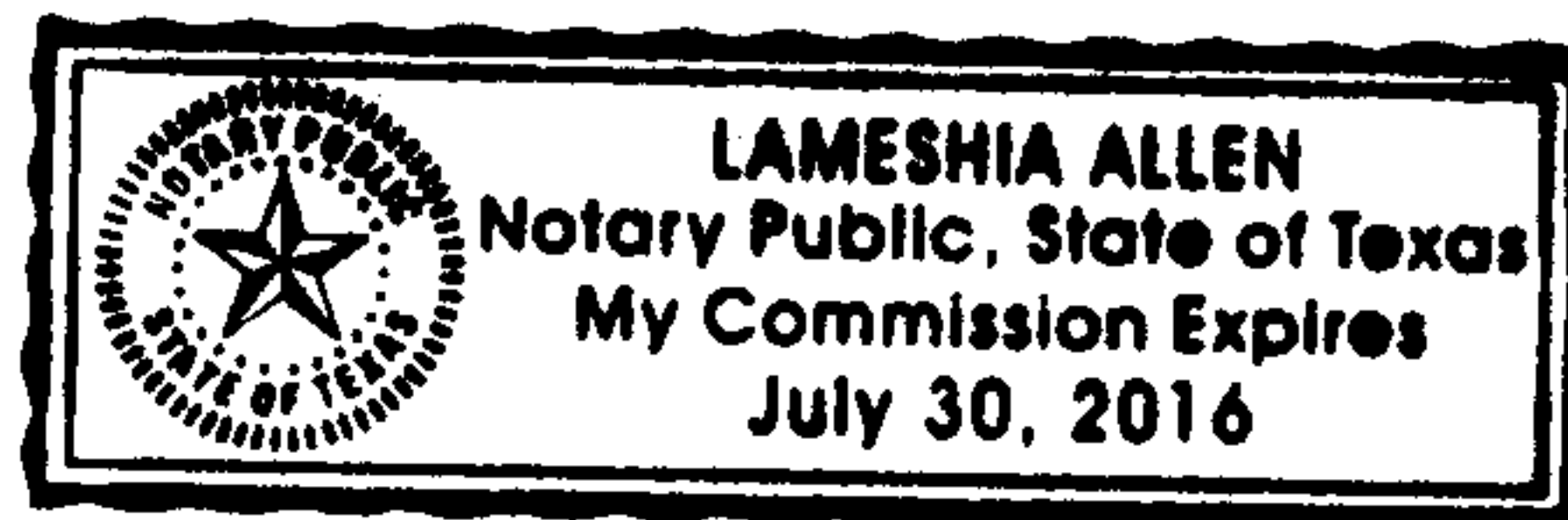
My Commission expires: _____

RETURN TO:

Resource Title National Agency, Inc.
7100 E Pleasant Valley Rd #100
Independence, OH 44131

146769AL

Property: 201 Wild Flower Drive,
Alabaster, AL 35007



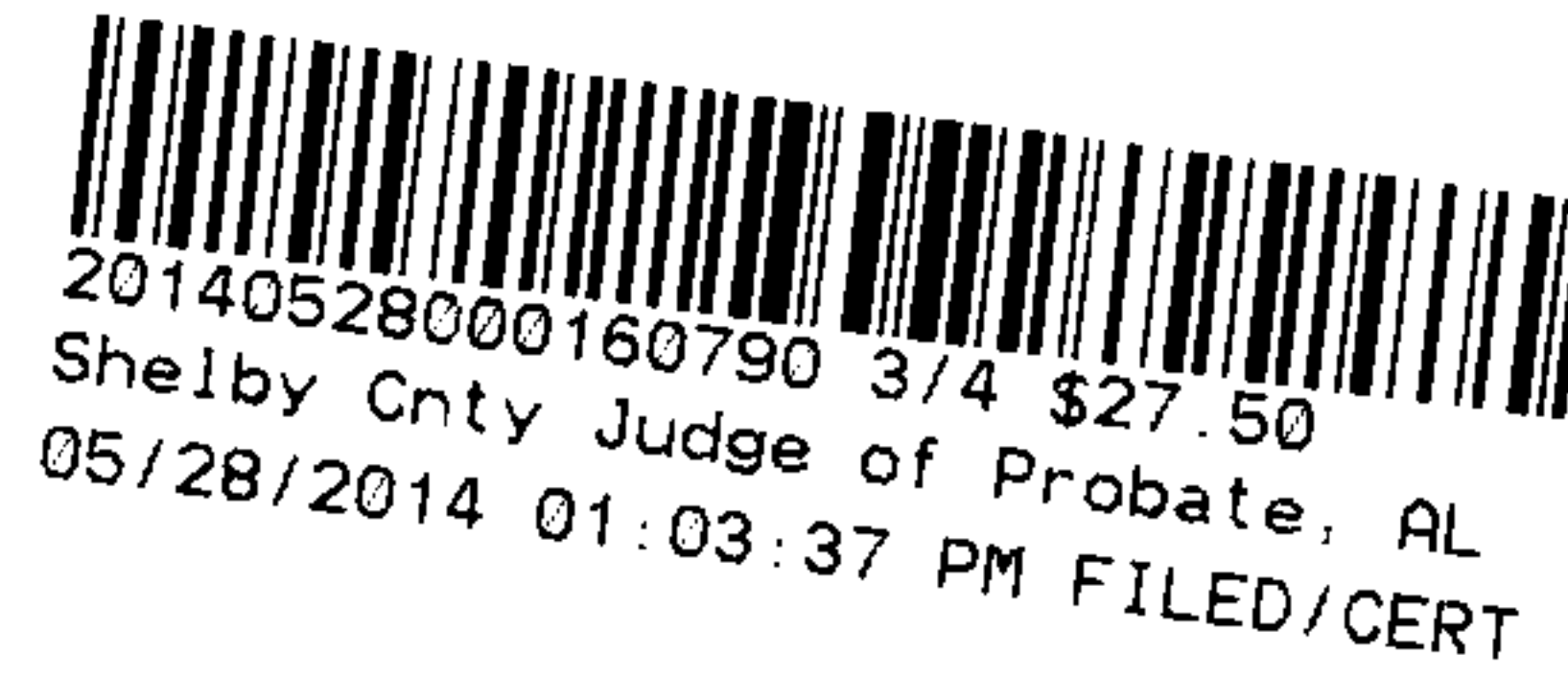

20140528000160790 2/4 \$27.50
Shelby Cnty Judge of Probate, AL
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EXHIBIT "A"

Situated in Shelby County, Alabama, to-wit:

Lot 42, according to the Survey of Amended Map of The Meadows, Plat 1, as recorded in Map Book 19, Page 10 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Being the same property conveyed to Federal National Mortgage Association, by Foreclosure Deed from AMN Auctioneering, LLC, Aaron Nelson, member, dated January 14, 2014 and recorded January 22, 2014, in Instrument No. 20140122000021210, said Probate Court, Shelby County, Alabama.



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	Grantee's Name	Candace L. Roy 5530 SW 140th Avenue Ocala FL 34481
Mailing Address	14221 Dallas Parkway, Suite 1000, Dallas, TX 75254	Mailing Address	
Property Address	201 Wild Flower Drive Alabaster, AL 35007	Date of Sale	5-16-14
		Total Purchase Price	\$86,000.00
		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 |
| ☐ 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 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 5/16/14

Print Candace L. Roy

Unattested

Sign Candace L. Roy

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

