

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

20140528000161060  
05/28/2014 03:31:22 PM  
DEEDS 1/3

THE STATE OF ALABAMA  
COUNTY OF Shelby

FILE NO: FNM2014040575AL1  
LOAN NO: 0205991136

Source of Title Deed Instrument#:  
20130111000015630

**SALES PRICE: \$260,000.00**  
**LOAN AMOUNT: \$**

### **SPECIAL WARRANTY DEED**

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, **Fannie Mae A/K/A Federal National Mortgage Association**, whose principal place of business is located at P.O. Box 650043, Dallas, TX 75265-0043, (hereinafter called the Grantor) has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto the **David B Gifford and Bonnie L Gifford married** whose address is 193 Wild Timber Pkwy, Pelham, AL 35124, its successors and/or assigns, (hereinafter called the Grantee) , the following described property situated in Shelby County, Alabama:

State of Alabama

County of Shelby

Lot 43, according to the final plat Wild Timber Phase 3, as recorded in Map Book 34, Page 118, in the Probate Office of Shelby County, Alabama

For informational purposes only property address: 193 Wild Timber Pkwy 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 **David B Gifford and Bonnie L Gifford**, its successors and/or assigns, forever.

IN WITNESS WHEREOF, **Fannie Mae A/K/A Federal National Mortgage Association** has caused this conveyance to be executed in its name by its undersigned officer(s), this 23<sup>rd</sup> day of May, 2014.

**Fannie Mae A/K/A 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: 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 **Fannie Mae A/K/A 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 23<sup>rd</sup> day of May, 2014



  
NOTARY PUBLIC  
My Commission Expires: 9/27/2015

**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 David B Gifford and Bonnie L Gifford  
 Mailing Address 193 Wild Timber Pkwy  
Pelham, AL 35124

Property Address 193 Wild Timber Pkwy  
Pelham, AL 35124

Date of Sale 5/23/2014

Total Purchase Price \$ 260,000.00

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

☒ 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 5/23/2014

Print

BRIAN K WIDENER

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 05/28/2014 03:31:22 PM  
 \$280.00 KELLY  
 20140528000161060

Print Form

**Form RT-1**