

This Instrument Prepared By:

Jason B. Tingle, Esq.
2110 Devereux Circle, Suite 100
Birmingham, Alabama 35243

20140708000206690

07/08/2014 03:24:05

PM DEEDS 1/3

Send Tax Notice To:

FNMA
3909 Wisconsin Ave NW
Washington, DC 20016

STATE OF ALABAMA
COUNTY OF SHELBY

)

)

PREPARED WITHOUT THE BENEFIT OF A SURVEY

SPECIAL STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of \$97,539.85, and other good and valuable considerations, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged,

Sales price/value from Fc Deed is \$97,539.85

OCWEN LOAN SERVICING, LLC

Whose address is: 1661 Worthington Road, Suite 100, West Palm Beach, FL. 33409

(herein referred to as Grantor) grants, bargains, sells and conveys unto:

FEDERAL NATIONAL MORTGAGE ASSOCIATION

Whose address is: 3900 Wisconsin Ave NW, Washington, DC 20016

(herein referred to as Grantee), the following described real estate, situated in SHELBY COUNTY, ALABAMA, to-wit:

See Exhibit A

SUBJECT TO:

1. All assessments and taxes for the year 2014 and all subsequent years, which are not yet due and payable.
2. Right or claims of parties in possession and easements or claims of easements not shown by the public records, boundary line disputes, overlaps, encroachments, and any matters not of record which would be disclosed by an accurate survey and inspection of the land.
3. Taxes or special assessments which are not shown as existing liens by the public records.
4. Any lien or right to lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by public record.
5. Restrictions, covenants and easements of record.
6. Any inaccuracy in statement made as to the quantity of land contained within the boundaries of the land described in the legal description. (Exhibit A on the title commitment.)

TO HAVE AND TO HOLD unto the said Grantee, and his/her/its assigns forever.

SUBJECT TO STATUTORY RIGHT OF REDEMPTION, if any, of all parties lawfully entitled thereto pursuant to the Code of Alabama (1975), and the amendments thereto.

PROPERTY SOLD AS IS and Grantor only warrants title from the time it obtained title until the date Grantor conveys its interest in the aforesaid property to the Grantee.

IN WITNESS WHEREOF, the said Grantor, by Paul Dickinson, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 20 day of June, 2014.

ATTEST:

Katrina Jordan
Its: Contract Management Coordinator
Katrina Jordan 6-20-14

OCWEN LOAN SERVICING, LLC

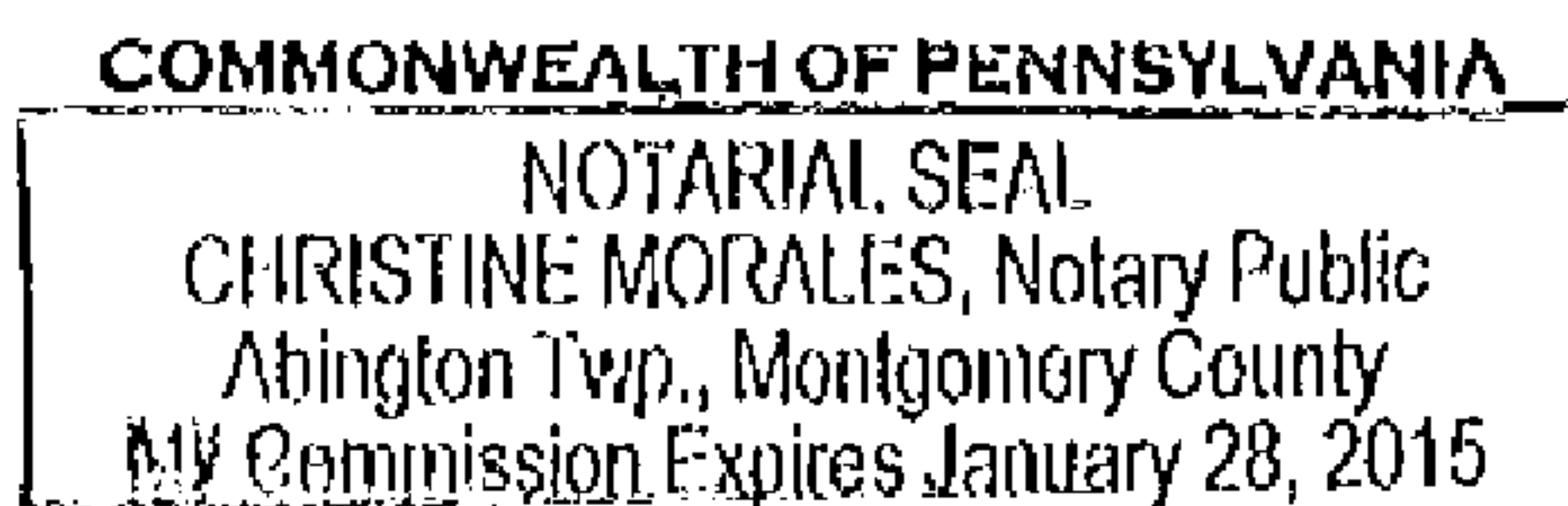
By: Paul Dickinson Paul Dickinson
Its: Contract Management Coordinator

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Paul Dickinson, whose name as Contract Management Coordinator of OCWEN LOAN SERVICING, LLC, 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 officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 20 day of June, 2014.

Christine Morales
Notary Public: Christine Morales
My Commission Expires: January 28, 2015



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EXHIBIT A

Property address: 1640 King James Dr., Alabaster, AL 35007

LOT 43, ACCORDING TO THE SURVEY OF KINGWOOD TOWNHOMES, PHASE TWO, AS RECORDED IN MAP BOOK 9, PAGE 73, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/08/2014 03:24:05 PM
\$21.00 CHERRY
20140708000206690

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the bottom right portion of the official text block.