



20140903000275990 1/3 \$97.00  
Shelby Cnty Judge of Probate, AL  
09/03/2014 10:52:47 AM FILED/CERT

This instrument prepared by:  
Jeff G. Underwood, Attorney  
Sirote & Permutt, P.C.  
2311 Highland Avenue South  
Birmingham, Alabama 35205

Send Tax Notice to:  
Tim Clark

*PO Box 360086*  
*Birmingham AL 35236*

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Seventy-Four Thousand Five Hundred Fifty And 00/100 Dollars (\$74,550.00) to the undersigned, Wilmington Trust, N.A., Successor Trustee to CitiBank, N.A., As Trustee for the First Franklin Mortgage Loan Trust, Series 2005-FF12, A National Association, by Nationstar Mortgage, LLC, as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Tim Clark, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 25-A, Block 267, according to Scott's resurvey of Block 267 Lots 24 through 27, Dunstan's Map of Town of Calera as recorded in Map Book 29, Page 75 in the Probate Office of Shelby County, Alabama.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
3. Calera Ordinance recorded in Instrument Number 1999-41795
4. 20 foot vacated alley on the west side by recorded map.
5. Building lines, rights of ways, easements, covenants, conditions, restrictions, reservation and limitations affecting the land.
6. Restrictions as shown on recorded plat.
7. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument #20130808000324010, in the Probate Office of Shelby County, Alabama.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

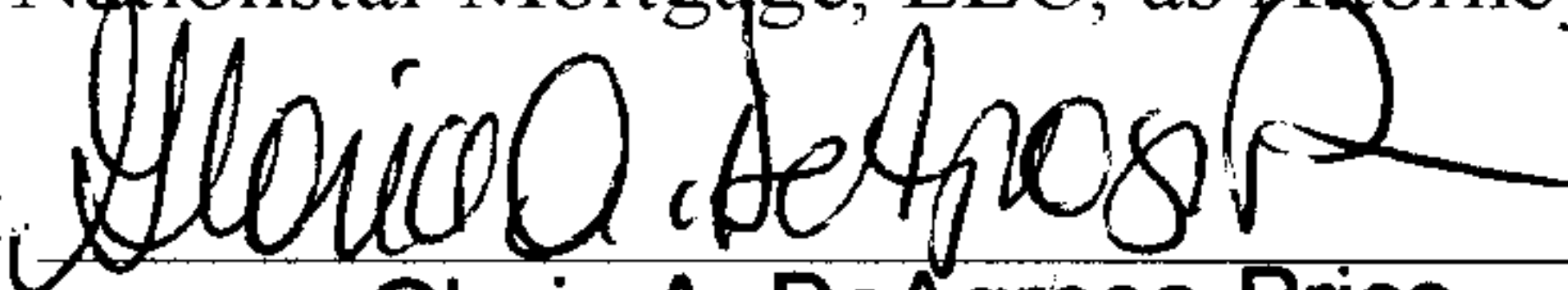
TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.

Shelby County, AL 09/03/2014  
State of Alabama  
Deed Tax: \$75.00

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 31 day of July, 2014.

Wilmington Trust, N.A., Successor Trustee to CitiBank,  
N.A., As Trustee for the First Franklin Mortgage Loan  
Trust, Series 2005-FF12

By Nationstar Mortgage, LLC, as Attorney in Fact

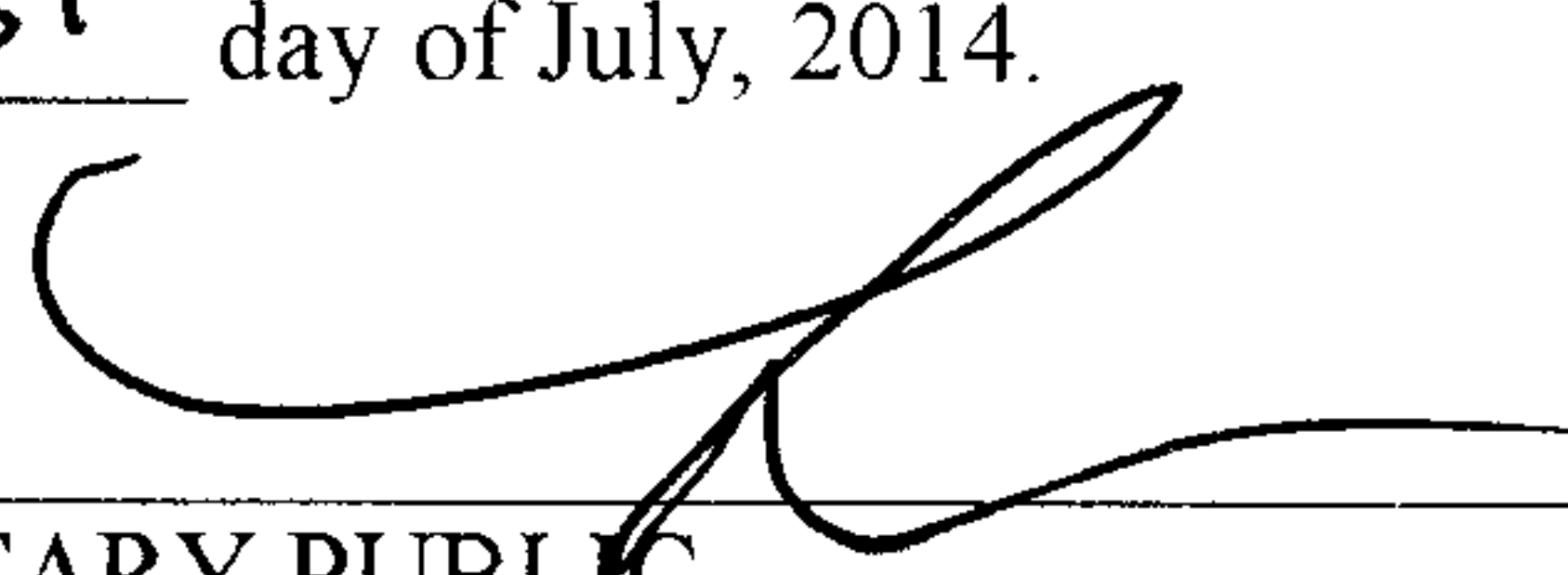
By:   
Gloria A. DeAgrosa-Price  
Its Assistant Secretary

STATE OF Co.

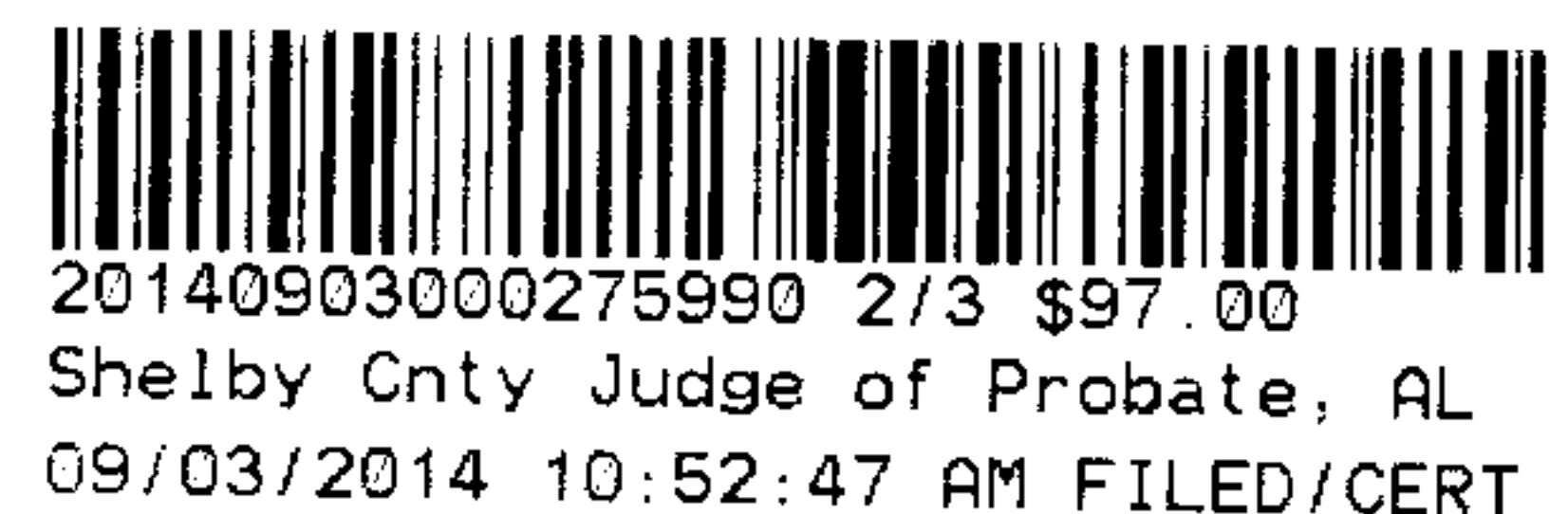
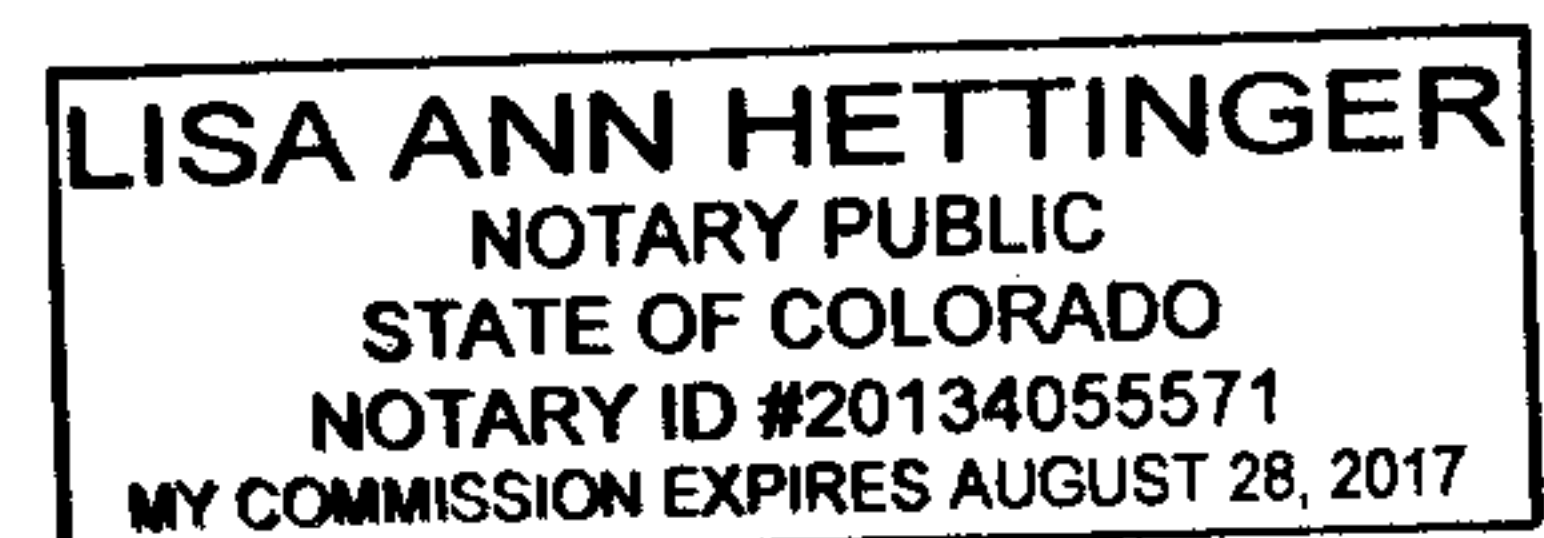
COUNTY OF Douglas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gloria A. DeAgrosa-Price, whose name as ASST. SECRETARY of Nationstar Mortgage, LLC, as Attorney in Fact for Wilmington Trust, N.A., Successor Trustee to CitiBank, N.A., As Trustee for the First Franklin Mortgage Loan Trust, Series 2005-FF12, A National 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 the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation, acting in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 31 day of July, 2014.

  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

2013-002115





# Real Estate Sales Validation Form

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

Grantor's Name Wilmington Trust, N.A., Successor  
Trustee to CitiBank, N.A., As  
Trustee for the First Franklin  
Mortgage Loan Trust, Series  
2005-FF12

Grantee's Name Tim Clark

Mailing Address 350 Highland Drive, Lewisville, TX  
75067

Mailing Address PO Box 360086  
Birmingham, AL 35236

Property Address 1943 16th Street  
Calera, AL 35040

Date of Sale 8/29/2014  
Total Purchase Price \$74,550.00

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.



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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 8/29/2014

Print Tim Clark

☐ Unattested

Sign [Signature]

\_\_\_\_\_  
(verified by)

(Grantor/Grantee/Owner/Agent) circle one