


**MORTGAGOR: RITCHEY  
LOAN # 4097986**

**SPECIAL WARRANTY DEED**

**STATE OF ALABAMA     )  
SHELBY COUNTY        )**

  
20140929000305200 1/3 \$21.00  
Shelby Cnty Judge of Probate: AL  
09/29/2014 03:01:25 PM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other valuable consideration the receipt whereof is hereby acknowledged, the undersigned grantor, **TRUSTMARK NATIONAL BANK**, a corporation, does grant, bargain, sell and convey unto **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, its successors and assigns, the following described real estate situated in the County of **Shelby**, State of Alabama to-wit:

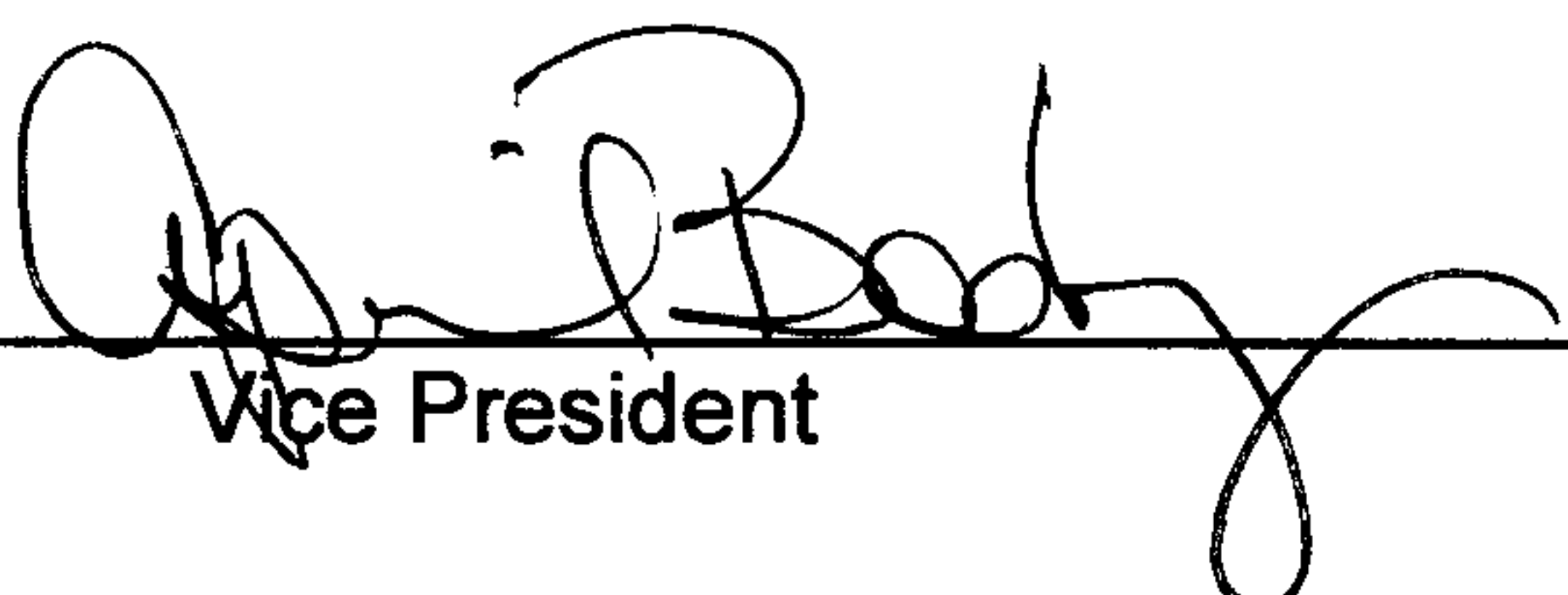
Lot 10, Block 2, according to the Survey of Cahaba Valley  
Estates Third Sector, as recorded in Map Book 5, Page 107,  
in the Probate Office of Shelby County, Alabama.

**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 **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, its successors and assigns, forever.

**IT IS EXPRESSLY UNDERSTOOD AND AGREED** by and between the parties hereto that this conveyance is subject to any outstanding right of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the Grantor, and all persons claiming by, through or under it.

**IN WITNESS WHEREOF**, **TRUSTMARK NATIONAL BANK COMPANY**, a corporation, has caused this conveyance to be executed by Aphel Bodnar, its Vice President, who is thereunto duly authorized, on this the 2nd day of September, 2014.

**TRUSTMARK NATIONAL BANK**

BY:   
Vice President

**ATTEST:**                       
Secretary



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STATE OF MISSISSIPPI )  
COUNTY OF RANKIN )

I, Jaime McNeece, a Notary Public in and for said County in said State, hereby certify that Aphel Bradley, whose name as Vice President of **TRUSTMARK NATIONAL BANK**, a corporation, 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 said conveyance, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, in its capacity as said officer.

Given under my hand this the 2nd day of September, 2014.

(SEAL)

Notary Public  
My Commission Expires: 8/17/17



THIS INSTRUMENT PREPARED BY:  
W. L. LONGSHORE, III  
LONGSHORE, BUCK & LONGSHORE, P.C.  
2009 SECOND AVENUE NORTH  
BIRMINGHAM, ALABAMA 35203

GRANTEES' ADDRESS:  
FEDERAL NATIONAL MORTGAGE ASSOCIATION  
950 Paces Ferry Road, Suite 1900  
Atlanta, GA 30326-1161



## Real Estate Sales Validation Form

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

Grantor's Name: Trustmark National Bank

Grantee's Name: Federal National  
Mortgage Association

Mailing Address: P.O. Box 522  
Jackson, MS 39205

Mailing address: 950 Paces Ferry Road  
Suite 100  
Atlanta, GA 30325-1161

Property Address: 929 Ryecroft Road  
Pelham, AL 35124  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale: September 2, 2014

Total Purchase Price \$ 154,041.10

or

Foreclosure Deed

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

X Other (Foreclosure Deed)

\_\_\_\_\_ 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 9-19-2014

Print W. L. Longshore, III

\_\_\_\_\_ Unattested

Verified by

Sign

(Grantor/Grantee/Owner/Agent) circle one



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