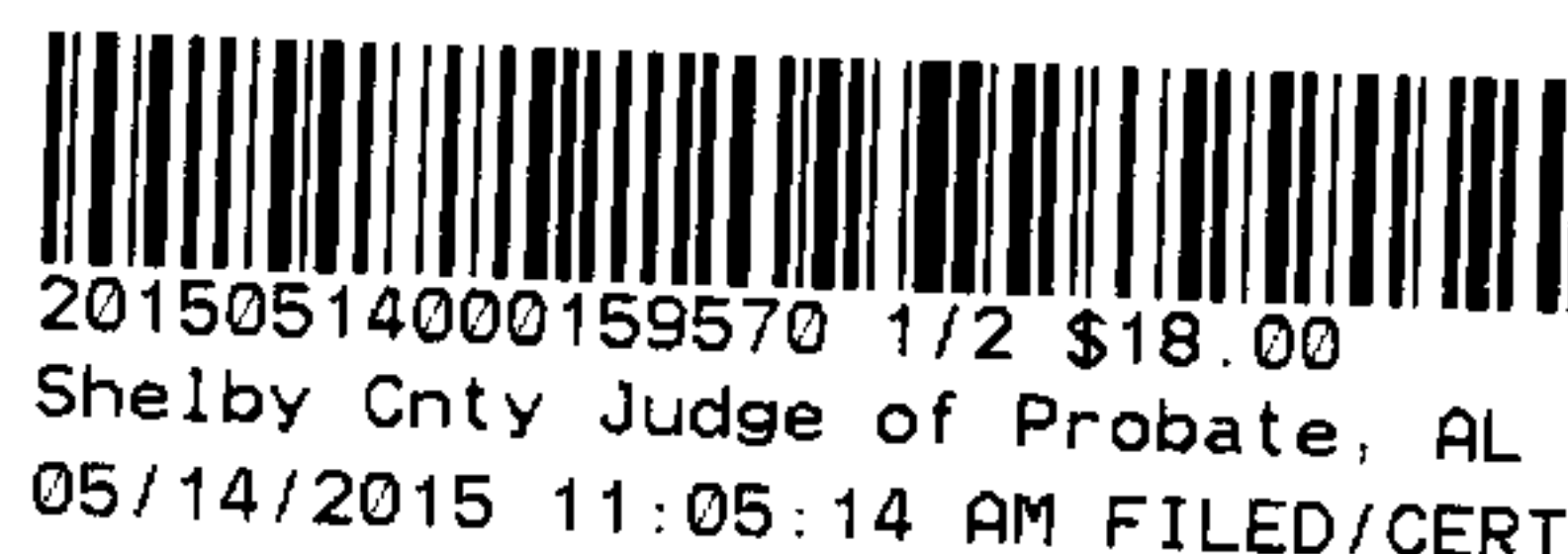


DOCUMENT PREPARED BY
AND RETURN TO:
Cynthia Williams
c/o RUBIN LUBLIN, LLC
100 Concourse Parkway, Suite 125
Birmingham, AL 35244



STATE OF
COUNTY OF

Tennessee
Shelby

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: **REGIONS BANK D/B/A REGIONS MORTGAGE**, hereinafter called Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, has granted, bargained and sold, and by these presents, does hereby grant, bargain, sell and convey unto the **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, an officer of the United States of America, hereinafter called Grantee, and his/her successors in such office, as such, and his/her or their assigns, the following described property situated in Shelby County, Alabama:

LOT 7, ACCORDING TO SURVEY OF HIDDEN SPRINGS, SECTOR 1, AS RECORDED IN MAP BOOK 27, PAGE 69, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

The property conveyed herein is conveyed subject to outstanding rights of redemption and subject to all easements and restrictions of record and ad valorem taxes not due or payable on the date hereof. The Grantor also assigns and transfers to the Grantee herein all of said Grantor's claim and notes, and the judgment, if any, thereon representing the indebtedness heretofore secured by liens on the property hereinabove described and which liens were heretofore foreclosed.

TO HAVE AND TO HOLD the aforegranted property together with all and singular the improvements thereon and the rights and appurtenances thereto in anywise belonging to the said that Grantor will warrant and defend the premises to the said Grantee and his/her successors in such office, as such, and his/her or their assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name by its undersigned officer, and its corporate seal affixed this the 21 day of April, 2015

REGIONS BANK D/B/A REGIONS MORTGAGE

By: [Signature]
Printed Name: Michael Patten
Its: Vice President

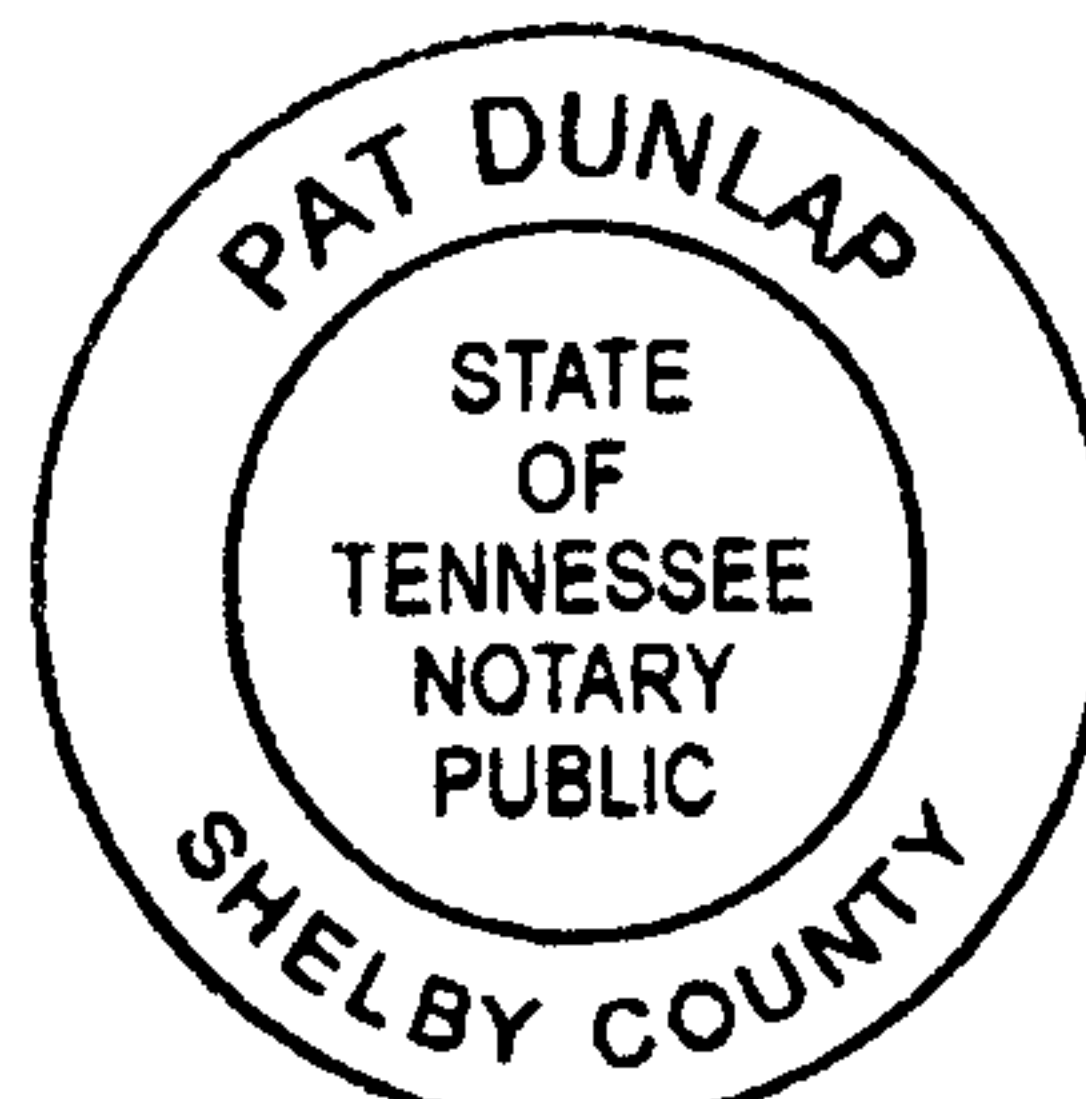
STATE OF
COUNTY OF

Tennessee
Shelby

I, the undersigned, a Notary Public, in and for said county, in said State, hereby certify that Michael Patten whose name as Vice President of **REGIONS BANK D/B/A REGIONS MORTGAGE** has signed the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she, as such officer and with full authority executed the same voluntarily for and as the act of said **REGIONS BANK D/B/A REGIONS MORTGAGE**.

Given Under My Hand and Official Seal this 21 Day of April, 2015.

[Signature]
Notary Public
My Commission Expires:
(Notary Seal)



My Commission Expires 01/31/2016

08960 0700

Real Estate Sales Validation Form

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

Grantor's Name Regions Bank dba Regions Mortgage
Mailing Address 7130 Goodlett Farms Pkwy
Cordova, TN 38016

Grantee's Name Federal National Mortgage Association
Mailing Address 14221 Dallas Pkwy
Dallas, TX 75254

Property Address Same as above

Date of Sale 4/21/2015
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$322,300.00



20150514000159570 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
05/14/2015 11:05:14 AM FILED/CERT

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 Tax Assessor

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 5/4/2015

Print Cynthia Williams

☐ Unattested

(verified by)

Sign

Cynthia Williams

(Grantor/Grantee/Owner/Agent) circle one

Digitally signed by Cynthia Williams
DN: cn=Cynthia Williams, o, ou,
email=cwilliams@rubinlublin.com, c=US
Date: 2015.05.04 15:20:23 -0500