

20150702000222120

07/02/2015 08:49:51 AM

DEEDS 1/3

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

Send Tax Notice to:  
Robert Malcom

1401 Carraway Blvd.  
Birmingham, AL 35234

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Three Thousand Nine Hundred Fifty And 00/100 Dollars (\$103,950.00) to the undersigned, Wilmington Trust, National Association, as successor trustee to Citibank, N.A., as Trustee for First Franklin Mortgage Loan Trust, Mortgage Loan Asset-backed Certificates, Series 2005-FF12, 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 Robert Malcom, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Part of Lot 5, Royal Oaks First Sector a map of which is recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 7, Page 17, being run in a Northerly direction along the West line of said Lot 5 for a distance of 120.00 feet to the Northwest corner of said lot, thence turn an angle to the right and run along the North line of said lot in an Easterly direction a distance of 150.00 feet to the Northeast corner of said lot, thence turn an angle to the right and run in a Southerly direction along the East line of said lot for a distance of 98.99 feet, thence turn an angle to the right of 82 degrees 01 minutes 36 seconds and run in a Southwesterly direction for a distance of 151.46 feet to the point of beginning.

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. Restrictions as shown on recorded plat.
4. 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 No. 20150202000035290, 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.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 5 day of June, 2015.

Wilmington Trust, National Association, as successor trustee to Citibank, N.A., as Trustee for First Franklin Mortgage Loan Trust, Mortgage Loan Asset-backed Certificates, Series 2005-FF12

By Nationstar Mortgage, LLC, as Attorney in Fact

X By:

Rachel Siegel  
Its Assistant Secretary

STATE OF CO

COUNTY OF Arapahoe

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rachel Siegel, whose name as Asst Secretary of Nationstar Mortgage, LLC, as Attorney in Fact for Wilmington Trust, National Association, as successor trustee to Citibank, N.A., as Trustee for First Franklin Mortgage Loan Trust, Mortgage Loan Asset-backed Certificates, Series 2005-FF12, 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.

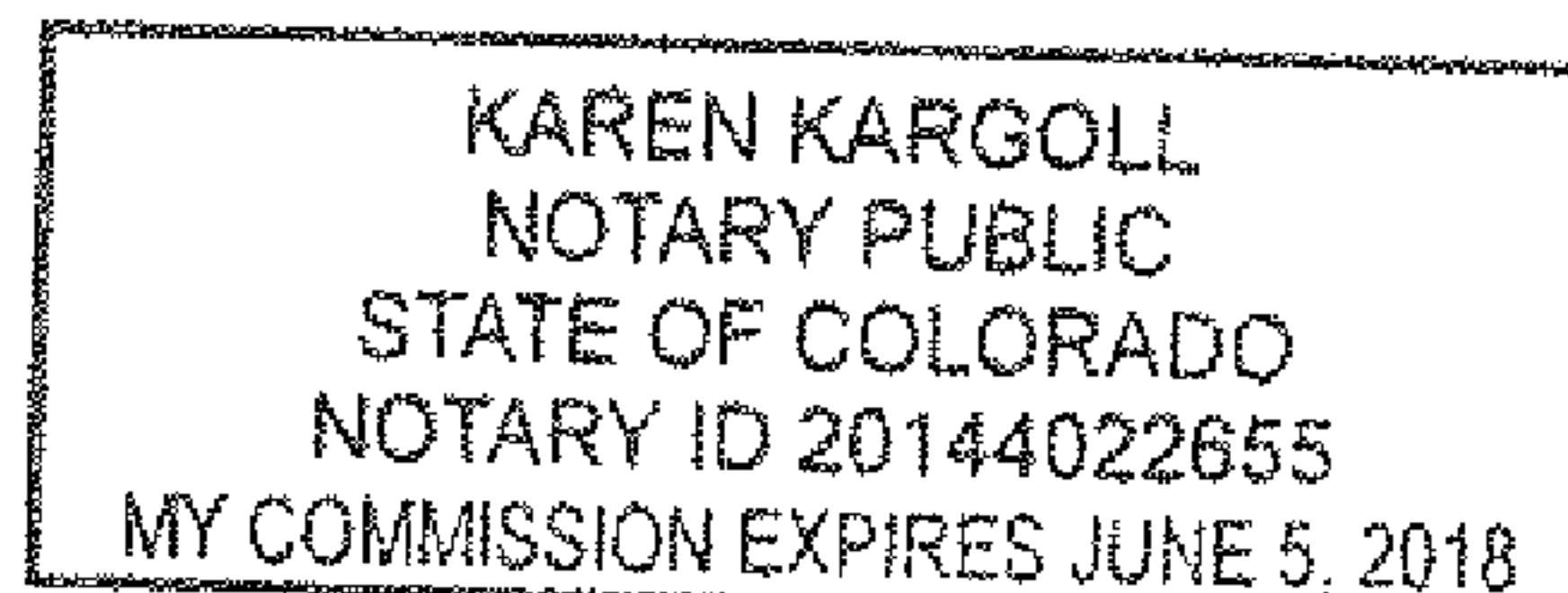
Given under my hand and official seal, this the 5 day of June, 2015.

Karen Kargoll  
NOTARY PUBLIC

My Commission expires: 6-5-18

AFFIX SEAL

2015-000159



# 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, NA  
Mailing Address 8950 Cypress Water Blvd  
Coppell, TX 75019

Grantee's Name Robert Malcolm  
Mailing Address 1401 Carraway Blvd.  
Birmingham, AL 35234

Property Address 1401 Carraway Blvd.  
Birmingham, AL 35234

Date of Sale 7/1/15

Total Purchase Price \$ 103,950.00

or  
Actual Value \$

or  
Assessor's Market Value \$

2509 Elizabeth Drive  
Prichard, AL 3724  
20150702000222120 07/02/2015

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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 7/1/15

Print Jeff W. Parmer

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/02/2015 08:49:51 AM  
\$124.00 CHERRY  
20150702000222120

*Jeff W. Parmer*

Form RT-1