

20150709000231840
07/09/2015 11:40:05 AM
DEEDS 1/4

After Recording Return To:
Old Republic Default Management Services
Attn: Recording Department
681 Andersen Drive, Foster Plaza Building 6-
Pittsburgh, Pennsylvania 15220

This Document Prepared By:
RUTH RUHL, P.C.
Ruth Ruhl, Esquire
12700 Park Central Drive, Suite 850
Dallas, Texas 75251

SPECIAL WARRANTY DEED

01-15018411

State of Alabama §
County of Shelby §

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of two hundred sixty seven thousand thirty seven and 40/100
DOLLARS \$ (267,037.40)
in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, 360 Mortgage
Group, LLC

do/does grant, bargain, sell and convey unto the said Federal National Mortgage Association, successors and
assigns, at 3900 Wisconsin Avenue, NW, Washington, DC 20016

the following described real estate, all situated in Shelby County, Alabama, to-wit: ("Grantor"),
("Grantee"),

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

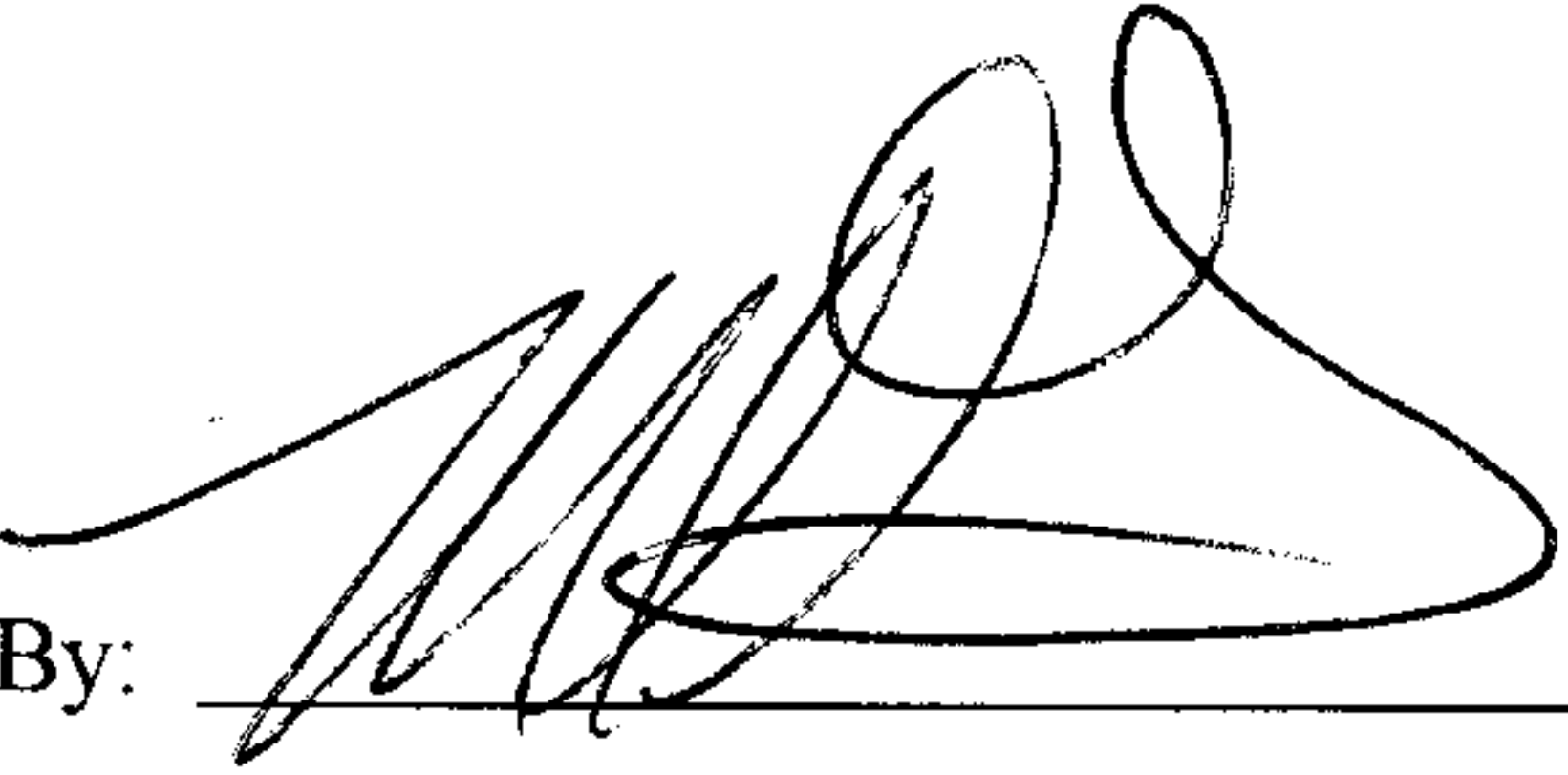
TO HAVE AND TO HOLD the aforesaid granted premises to the said Grantee, his/her/their heirs and assigns, forever.

AND I/WE, for ourselves and our heirs and assigns, do hereby covenant with the said Grantee, his/her/their heirs and assigns, that I/we am/are lawfully seized in fee of the aforegranted premises; that he/she/they is/are free from all incumbrances; that I/we have good right to sell and convey the same, and that I/we will warrant and defend the said premises to the said Grantee, his/her/their heirs and assigns, forever against the lawful claims and demands by through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, I/we Grantor have hereunto set our hands and seal this 15 day of June, 2015.

360 Mortgage Group, LLC

—Grantor

By: 

Printed Name: Jonathan Mark Greco

Its: President

GRANTOR ACKNOWLEDGMENT

State of Texas §
County of Travis §

I, Jessica Hays, a Notary Public in and for said County in said State, hereby certify that Jonathan Mark Greco, whose name as President of 360 Mortgage Group, 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 entity.

Given under my hand this the 15 day of June, 2015.



Jessica Hays
Notary Signature
Jessica Hays
Printed Name
Notary Public
Style of Officer

EXHIBIT "A"

SITUATED IN THE COUNTY OF SHELBY AND STATE OF ALABAMA:

THE REAL PROPERTY IN THE CITY OF BIRMINGHAM, COUNTY OF SHELBY, STATE OF ALABAMA, DESCRIBED AS FOLLOWS:

LOT 11, ACCORDING TO THE SURVEY OF SOUTHPOINTE, THIRD SECTOR, AS RECORDED IN MAP BOOK 12, PAGE 76, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; AND

BEING THE SAME PROPERTY CONVEYED TO ROBERT CHESTER MUMPOWER AND TAMI MUMPOWER, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, BY JOINT SURVIVORSHIP DEED DATED JULY 31, 2007, AND RECORDED AUGUST 17, 2007 IN INSTRUMENT #20070817000388770, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

TAX ID NO: 13-3-06-0-001-003.082

BEING THE SAME PROPERTY CONVEYED BY DEED IN LIEU OF FORECLOSURE
GRANTOR: R. CHESTER MUMPOWER AKA ROBERT CHESTER MUMPOWER, DIVORCED AND NOT SINCE REMARRIED

GRANTEE: 360 MORTGAGE GROUP, LLC

DATED: 06/10/2015

RECORDED:

DOC#/BOOK-PAGE:

RECORDED SIMULTANEOUSLY HERewith

ADDRESS: 1597 SOUTHPOINTE DR., HOOVER, AL 35244

END OF SCHEDULE A

Real Estate Sales Validation Form

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

Grantor's Name 360 Mortgage Group, LLC
 Mailing Address 11305 Four Points Drive
 Building 1, Suite 200
 Austin, TX 78726

Grantee's Name Federal National Mortgage Assn.
 Mailing Address 3900 Wisconsin Avenue, NW
 Washington, DC 20016

Property Address 1597 Southpointe Dr
 Birmingham, AL 35244

Date of Sale 6-15-15
 Total Purchase Price \$ 267,037.40

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other Seizing Agreement

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 6/15/15

Print Jonathan Mark Greco

Sign [Signature]

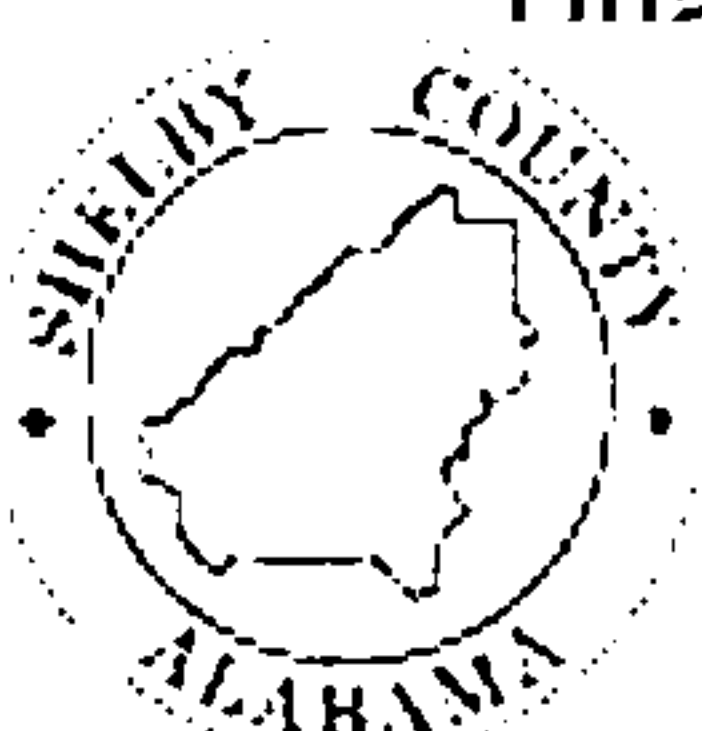
(Grantor) (Grantee/Owner/Agent) circle one

I Inattested

Filed and Recorded
 Official Public Record (verified by)
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 07/09/2015 11:40:05 AM
 \$24.00 DEBBIE
 20150709000231840

Print Form

Form RT-1



[Signature]