


Prepared by:
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MCCALLA RAYMER, LLC
Two North Twentieth
2 20th Street North, Suite 1310
Birmingham, Alabama 35203
File Number: 952614 / Hutton

Send Property Tax Notice to:
Federal National Mortgage
Association (PO Box 650043,
Dallas, TX 75265-0043)


20150709000232310 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
07/09/2015 02:01:57 PM FILED/CERT

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other valuable considerations to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, **Branch Banking and Trust Company**, (hereinafter referred to as "GRANTOR"), does hereby grant, bargain, sell and convey unto **Federal National Mortgage Association** (PO Box 650043, Dallas, TX 75265-0043), (hereinafter referred to as "GRANTEE"), its successors and assigns, all right, title, interest and claim in or to the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 5, according to the map of the R F Tidmore property recorded in Map Book 4, page 16, in the Office of the Judge of Probate of Shelby County, Alabama. Also described as follows: A lot in the NE 1/4 of the NW 1/4 of Section 36, Township 21 South, Range 1 West, more particularly described as follows: Commencing at the SW corner of the NW 1/4 of the NW 1/4 of Section 36, Township 21 South, Range 1 West, and run along the South line of said forty, North 84 degrees 40 minutes East a distance of 865.0 feet, thence continue North 84 degrees 40 minutes East a distance of 1029.9 feet, thence North 4 degrees 20 minutes West a distance of 742.8 feet to the South margin of a dirt road running East from the Columbiana-Shelby paved road, thence along the South line of said dirt road South 85 degrees 10 minutes West a distance of 510 feet to point of beginning of lot herein described, thence run South 4 degrees 20 minutes East a distance of 200.0 feet, thence run North 85 degrees 10 minutes East a distance of 102.0 feet, thence run North 4 degrees 20 minutes West a distance of 200 feet to the south line of said dirt road, thence along said road South 85 degrees 10 minutes West a distance of 102.0 feet to the point of beginning. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, the aforegranted premises to said GRANTEE(S), its successors and assigns FOREVER IN FEE SIMPLE.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except there are no liens or encumbrances outstanding against the premises conveyed herein, which were created or suffered by the undersigned and not specifically excepted herein. Property sold AS IS.

THIS CONVEYANCE IS MADE SUBJECT TO ANY RIGHT OF REDEMPTION ARISING BY VIRTUE OF THE FORECLOSURE OF A MORTGAGE EVIDENCED BY THAT CERTAIN FORECLOSURE DEED DATED MARCH 9, 2015, RECORDED IN INSTRUMENT NO. #20150327000097810, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

IN WITNESS WHEREOF, the said deed, by John Grochala its BANKING OFFICER, who is authorized to execute this conveyance, has hereto set its signature and seal, on this 23 day of June, 2015.

Branch Banking and Trust Company

By: [Signature]
Name: JOHN GROCHALA
Title: BANKING OFFICER



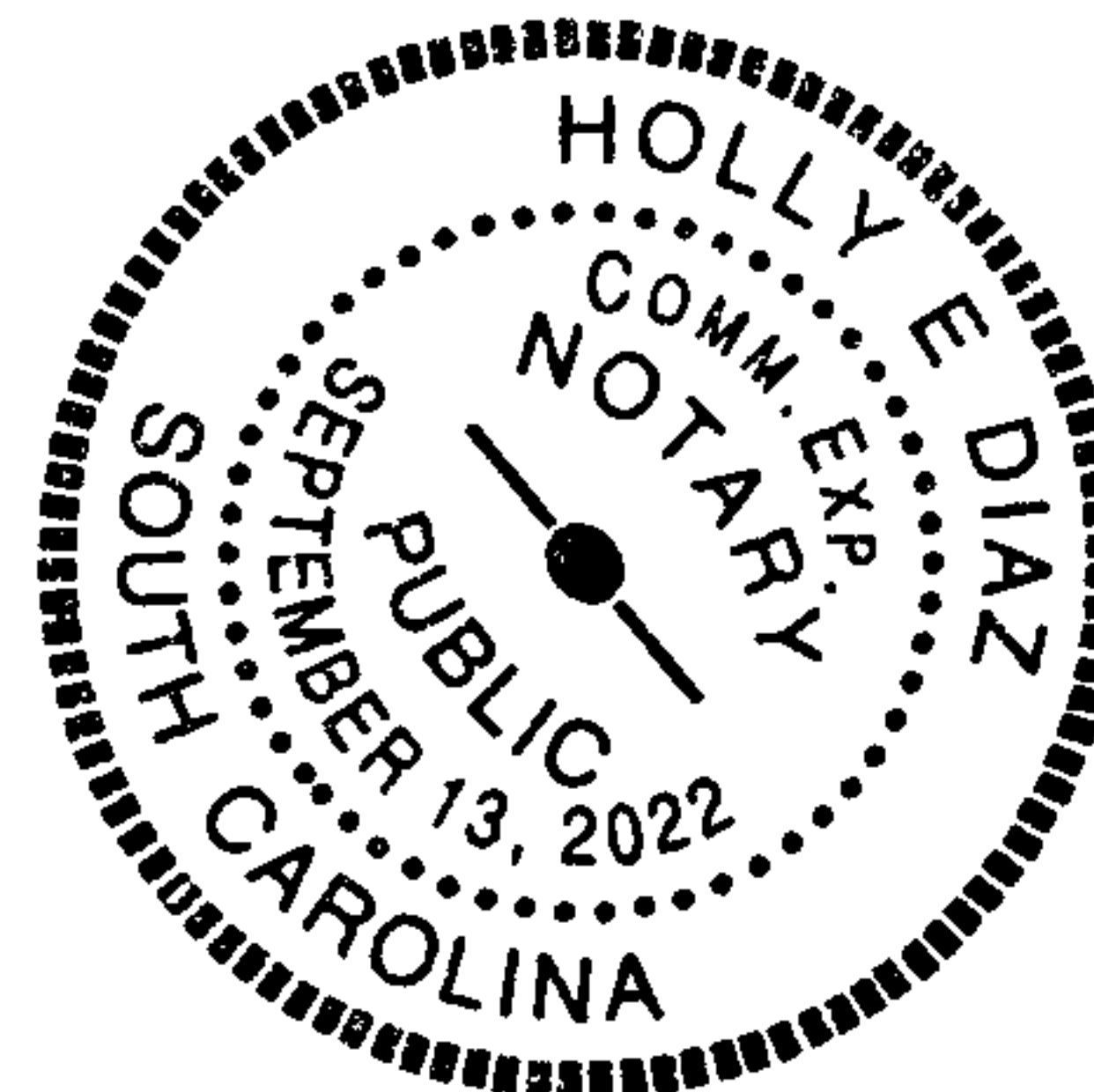
THE STATE OF South Carolina
COUNTY OF Greenville

I, the undersigned Notary Public, in and for said county, in said state hereby certify that John Grochala who is Banking Officer of BB+T 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 as such officer with full authority, executed same voluntarily for and as the act of Banking Officer.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this the 23 day of June, 2015.

[Signature]
NOTARY PUBLIC


My Commission expires: 9-13-22



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Real Estate Sales Validation Form
<i>This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1</i>

Grantor's Name	Branch Banking and Trust Company	Grantee's Name	Federal National Mortgage Association
Mailing Address	<u>301 College Street</u> <u>Pvt #101729</u> <u>Greenville, SC 29601</u>	Mailing Address	<u>P.O. Box 656043</u> <u>Dallas TX 75265</u>
Property Address	<u>119 Mooney Road</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>February 26, 2015</u>
		Total Purchase price	<u>82,048.11</u>
		or	
		Actual Value	
		or	
		Assessed Market Value	


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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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other <input type="checkbox"/> FC Sale
<input type="checkbox"/> 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 <u>7/7/15</u>	Print <u>Tia Williams</u>
Unattested _____	Sign <u>Tia Williams</u>
(verified by)	(Grantor/Grantee/Owner/Agent) circle one

Form RT-1