


20160105000003980 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
01/05/2016 01:26:58 PM FILED/CERT

Prepared by:
Sady D. Mauldin, Esq.
MCCALLA RAYMER, LLC
Two North Twentieth
2 20th Street North, Suite 1310
Birmingham, Alabama 35203
File Number: 928615 / Dunning

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

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 576, according to the Final Plat of Caliston at Ballantrae, Phase 2, as recorded in Map Book 35, Page 62, in the Probate Office of Shelby County Alabama.

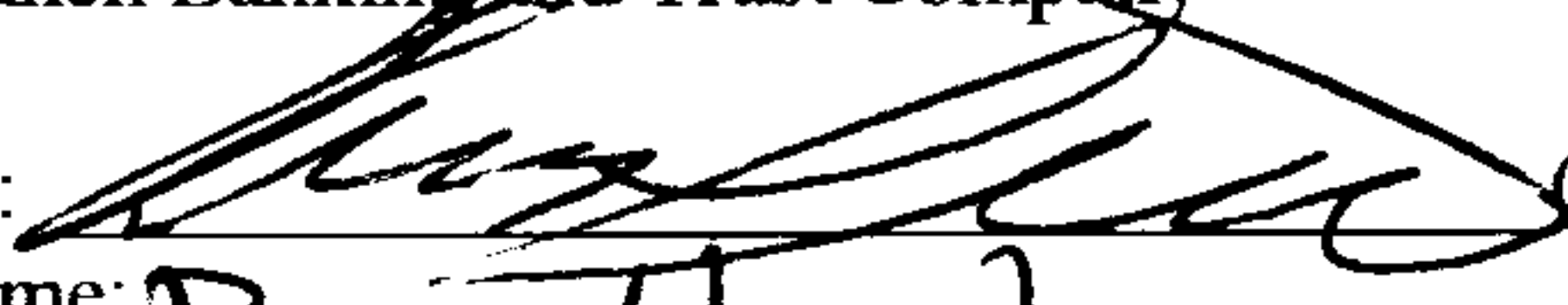
TO HAVE AND TO HOLD, the aforegranted premises to said GRANTEE(S), its successors and assigns FOREVER IN FEE SIMPLE.

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 OCTOBER 13, 2015, RECORDED IN INSTRUMENT NO. 20151014000359860, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

IN WITNESS WHEREOF, the said SWD, by ROY LLOYD, its BANKING OFFICER who is authorized to execute this conveyance, has hereto set its signature and seal, on this 3 day of December, 2015.

Branch Banking and Trust Company

By: 

Name: Roy Lloyd

Title: Banking Officer



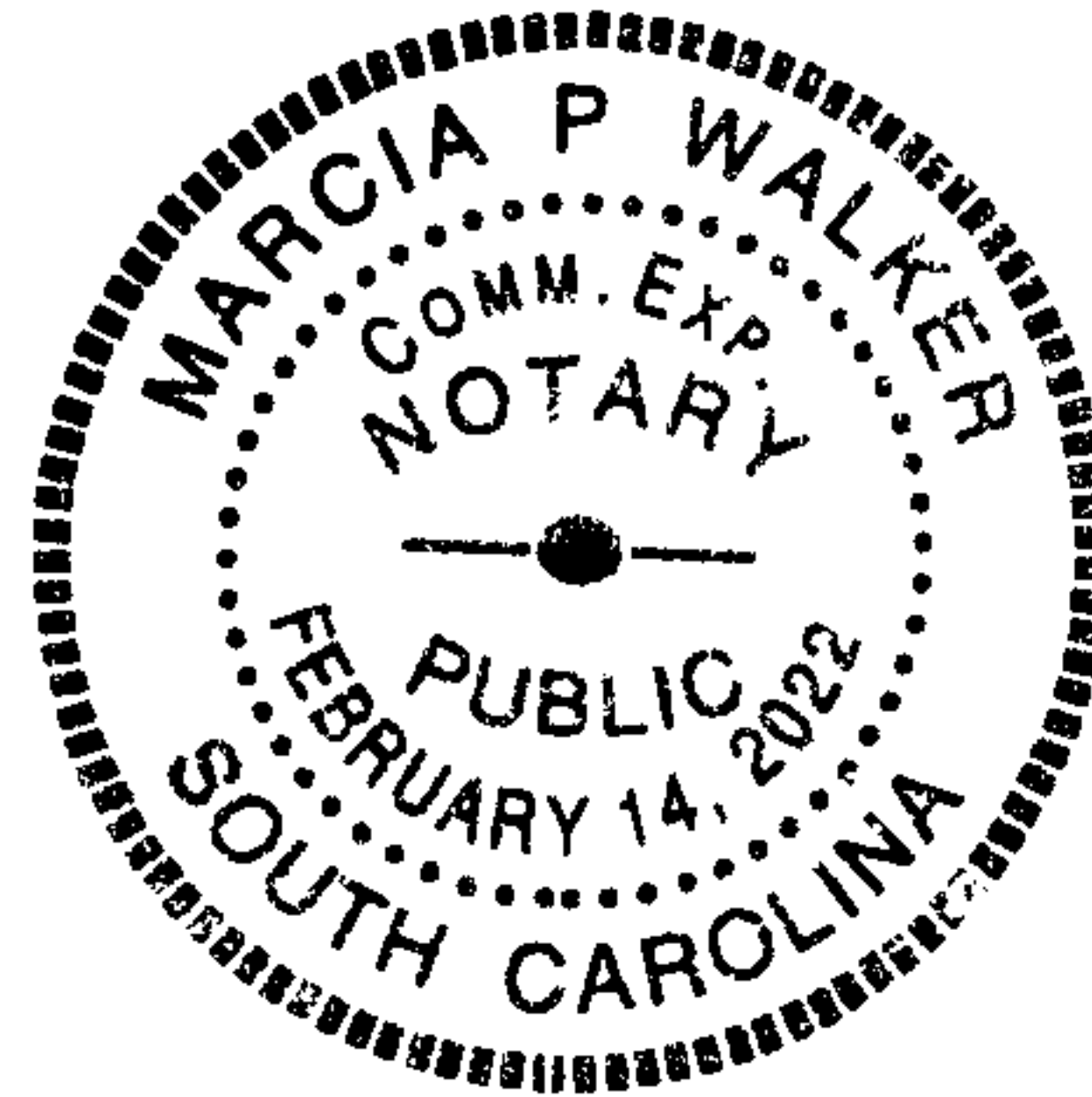
THE STATE OF South Carolina
COUNTY OF Greenville

I, the undersigned Notary Public, in and for said county, in said state hereby certify that ROY LLOYD 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 03 day of DECEMBER, 2015.

Marcia A Walker
NOTARY PUBLIC

My Commission expires: 02.14.2022




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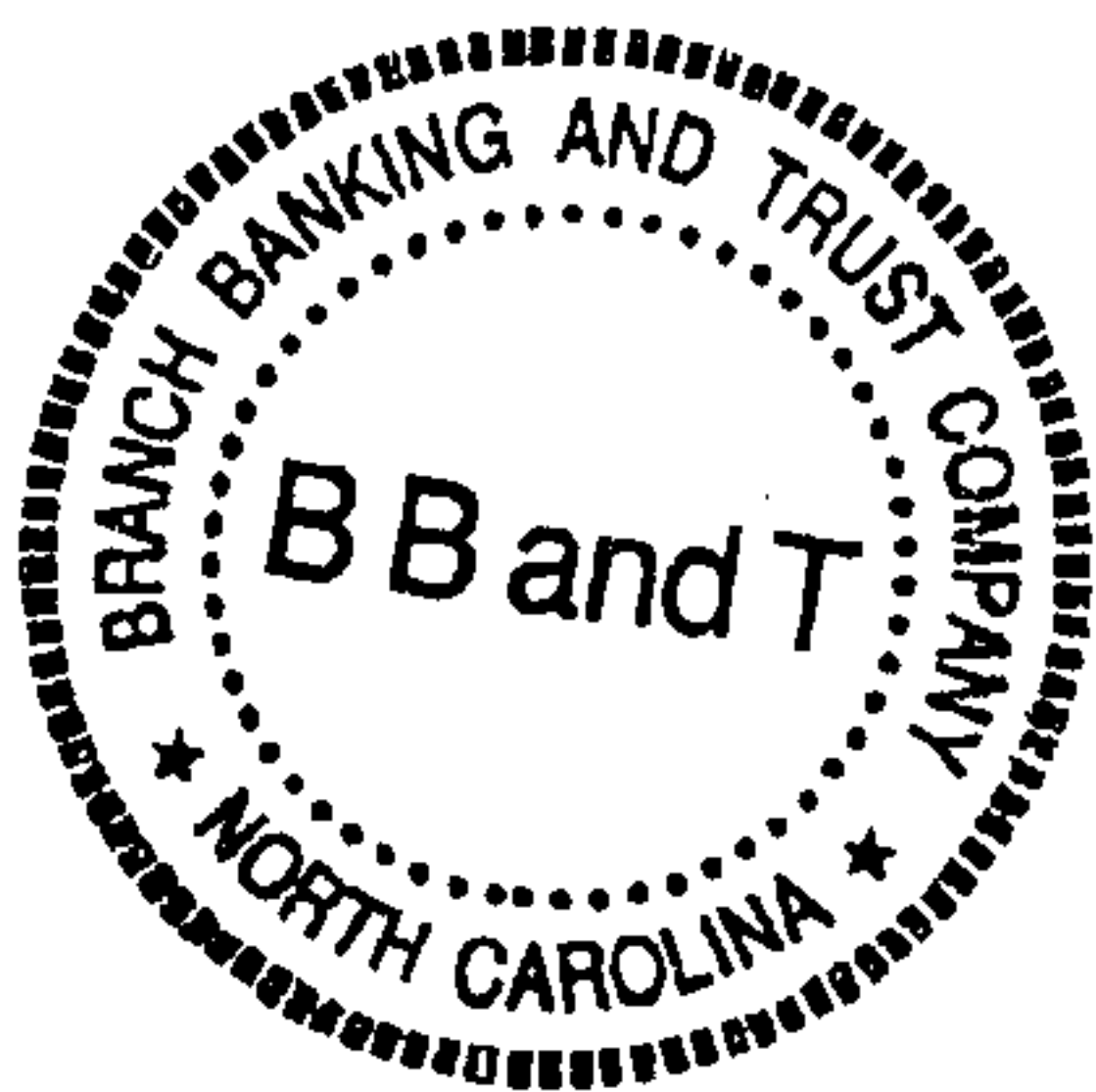
CORPORATE AUTHORIZATION

~~X~~ Roy Lloyd was promoted to the position of Banking Officer for Branch Banking and Trust Company (BB&T) and has continuously held this position since April 29, 2014.

Roy Lloyd had, has and continues to have, by virtue of position, the authority to execute documents necessary and proper to conduct her position as Banking Officer. Said authority is inherent in her position and the authority to conduct said position is necessarily performed without need of further authorization or resolution of BB&T.

Mr. Lloyd may execute certain documents under her inherent authority and said documents, include, but are not limited to, substitution of trustee instruments, affidavits, assignments, deeds, conveyances, endorsements of Notes, releases, certificates of satisfaction and any other document necessary to perform her position on behalf of BB&T.

Dated this 1 day of July, 2014.



BRANCH BANKING AND TRUST COMPANY

BY: 

Printed Name: Tim Day

Its: Executive Vice President



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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	8601 Westwood Center Dr MSC 81 Vienna, VA 22183-5000	Mailing Address	PO Box 650043, Dallas, TX 75265-0043
Property Address	1365 Caliston Way Pelham, AL 35124	Date of Sale	September 17, 2015
		Total Purchase price	280,901.01
		or	
		Actual Value	
		or	
		Assessed 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	☒ Other FC Sale
☐ 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>12/3/15</u>	Print <u>Roy Lloyd</u>
Unattested _____	Sign <u>[Signature]</u>
(verified by)	(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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