

20160829000312430 1/4 \$25.00  
Shelby Cnty Judge of Probate, AL  
08/29/2016 01:57:32 PM FILED/CERT

**This Document Prepared By:**

Leila H. Hansen, Esq.  
9041 S. Pecos Road #3900  
Henderson, NV 89074  
Phone: 702-736-6400

**After Recording Send Tax Notice To:** *and return deed to:*

Mortgage Guaranty Insurance Corporation  
270 East Kilbourn  
Milwaukee, WI 53202  
*Cert # 25650225*  
Order No. 10301457  
Reference No. 1705482249/A1607BT/25650225

*Attn: Chris Herrmann*

Assessor's Parcel Number: 22-8-34-4-004-024.000

**SPECIAL WARRANTY DEED**

TITLE OF DOCUMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of TEN AND NO/100 DOLLARS (\$10.00), to the undersigned GRANTOR, **Federal National Mortgage Association**, a federally chartered corporation, whose address is 14221 Dallas Parkway Suite 1000, Dallas, Texas 75254, (herein referred to a grantor) in hand paid by the GRANTEE herein, the receipt and sufficiency of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell, convey and SPECIALLY WARRANT unto **Mortgage Guaranty Insurance Corporation**, (herein referred to as grantee), whose mailing address is 270 East Kilbourn, Milwaukee, Wisconsin 53202, all right, title, interest and claim to the following described real estate, situated in Shelby County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

MORE commonly known as: 2024 Kensington Court, Calera, Alabama 35040

Source of Title. Ref.: Deed: Recorded May 20, 2016; Doc. No. 20160520000172070

EXEMPT PER SECTION 309(C)(2) OF THE FEDERAL NATIONAL MORTGAGE ASSOCIATION CHARTER ACT, CODIFIED AT 12 U.S.C. SECTION 1723A(C)(2)

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Grantor further SPECIALLY WARRANTS and agrees to FOREVER DEFEND all and singular the said property unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the said GRANTOR, by its AVP,  
who is authorized to execute this conveyance, has hereunto set its signature and seal, this 12th  
day of July, 2016.

**Federal National Mortgage Association**

By: [Signature]  
Printed Name & Title: Sally Armstrong, AVP

Attest:

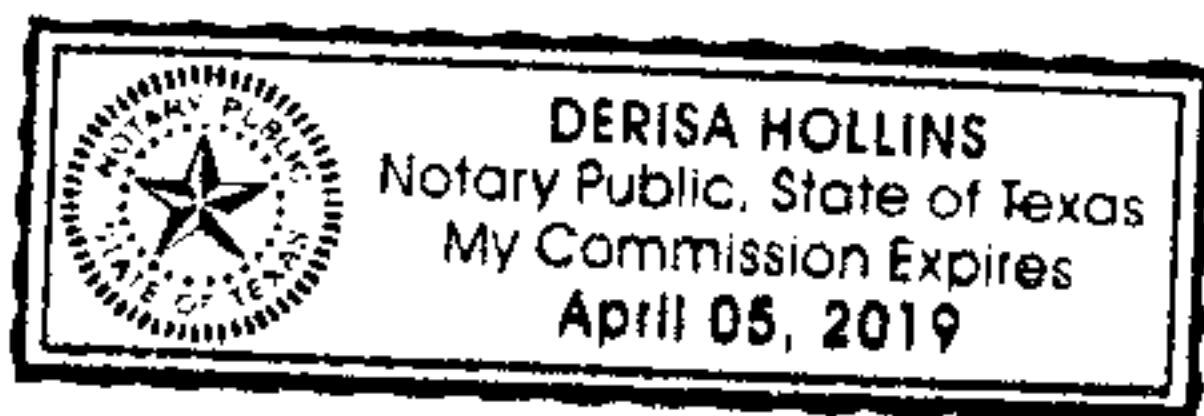
[Signature]

[Signature]  
Secretary

STATE OF Texas  
Dallas COUNTY

I, Derisa Hollins, a Notary Public in and for said  
County, in said State, hereby certify that Sally Armstrong, whose  
name as AVP of **Federal National Mortgage Association**, a  
corporation, 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 above and foregoing conveyance,  
he/she, as such officer and with full authority, executed the same voluntarily for and as the act of  
said corporation on the day the same bears date.

**NOTARY STAMP/SEAL**



Given under my hand and official seal of office this  
12th day of July, 2016.

[Signature]  
NOTARY PUBLIC  
My Commission Expires: 4-5-19

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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS DESCRIBED AS FOLLOWS:

LOT 7, ACCORDING TO THE SURVEY OF KENSINGTON PLACE PHASE 1, SECTOR 1, AS RECORDED IN MAP BOOK 37, PAGE 147, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS GRANTED IN THAT CERTAIN GRANT OF TEMPORARY ACCESS EASEMENT RECORDED IN INSTRUMENT 20061227000626720, IN SAID PROBATE OFFICE.

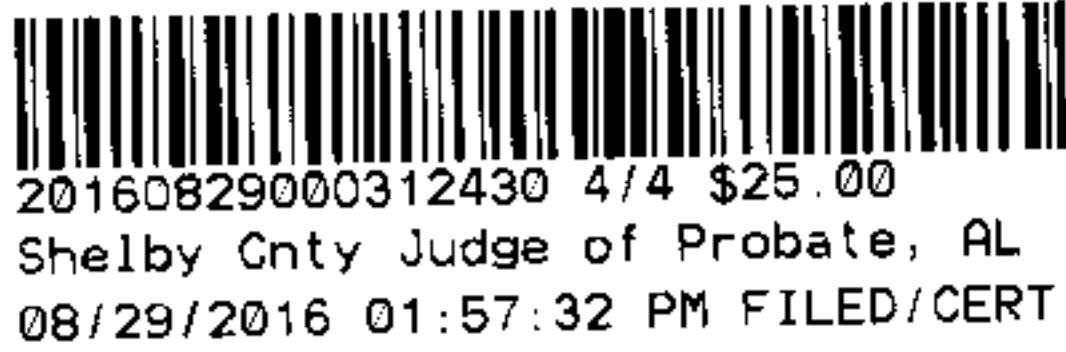


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# Real Estate Sales Validation Form

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

Grantor's Name	Federal National Mortgage Association	Grantee's Name	Mortgage Guaranty Insurance Corporation
Mailing Address	14221 Dallas Parkway Suite 1000 Dallas, Texas 75254	Mailing Address	270 East Kilbourn Milwaukee, Wisconsin 53202
Property Address	2024 Kensington Court Calera, Alabama 35040	Date of Sale	
		Total Purchase Price	\$ 10.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other
<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.


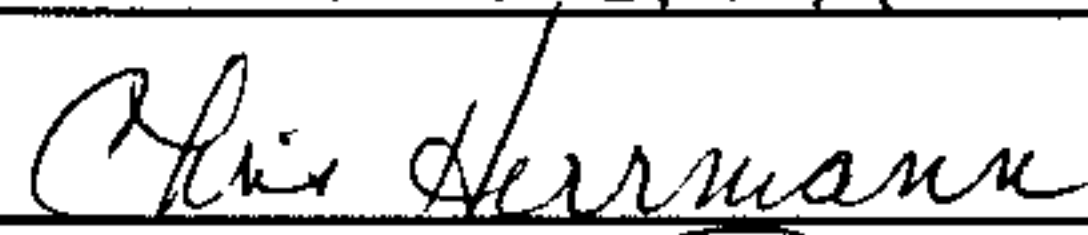
Date of Sale - the date on which interest to the property was conveyed.

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	8/2/16	Print	Chris Herrmann
Unattested	 (verified by)	Sign	 (Grantor/Grantee/Owner/Agent) circle one