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10/11/2016 01:36:44 PM  
DEEDS 1/3

Prepared by:  
Sady D. Mauldin, Esq.  
MCCALLA RAYMER PIERCE, LLC  
Two North Twentieth  
220th Street North, Suite 1310  
Birmingham, Alabama 35203  
File Number: 924716 / Biggio

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 2, according to the Survey of Carrington Subdivision, Sector II, as recorded in Map Book 25, Page 17, in the Probate Office of Shelby County, Alabama, being 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 AUGUST 11, 2016, RECORDED IN INSTRUMENT NO. 20160823000303310, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

IN WITNESS WHEREOF, the said BB&T Co., by Doug Russell **Banking Officer**, its \_\_\_\_\_, who is authorized to execute this conveyance, has hereto set its signature and seal, on this 19 day of September, 2016.



Branch Banking and Trust Company

By: Doug Russell (Seal)  
Name: Doug Russell  
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 Doug Russell who is Banking Officer of BB&T Co. 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 19 day of September, 2016.

Gertrude F. Perry  
NOTARY PUBLIC

My Commission expires: \_\_\_\_\_

**GERTRAUDE F. PERRY**  
Notary Public - State of South Carolina  
My Commission Expires July 24, 2023

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

Grantor's Name	Branch Banking and Trust Company	Grantee's Name	Federal National Mortgage Association
Mailing Address	301 College Street PVN#101729 Greenville, SC 29601	Mailing Address	PO Box 650043, Dallas, TX 75265-0043
Property Address	120 Carrington Lane Calera, AL 35040	Date of Sale	August 4, 2016
		Total Purchase price	\$77,500.00
		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)

<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	FC Sale

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 9-19-16 Print Doug Russell

Unattested Sign Doug Russell

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

**Form RT-1**

Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
10/11/2016 01:36:44 PM  
\$22.00 CHERRY  
20161011000373230