

20161213000454030
12/13/2016 11:43:57 AM
QCDEED 1/4

Commitment Number: 160246957
Seller's Loan Number: 4005898923

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
27-4-20-2-001-022.000

QUITCLAIM DEED

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, whose mailing address is **P.O. Box 650043, Dallas, TX 75265-0043**, hereinafter grantor, for \$3,828.00 (Three Thousand Eight Hundred Twenty Eight Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Kingdom First Properties, LLC**, a Mississippi limited liability company, hereinafter grantee, whose tax mailing address is **1614 N 19TH ST TAMPA, FLORIDA 33605**, the following real property:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN SHELBY COUNTY, ALABAMA, TO WIT: LOT 3, BLOCK 8, ACCORDING TO THE MAP OF ALDMONT AS DRAWN BY B.L. MILLER, CIVIL ENGINEER ON 24 SEPTEMBER 1908 AND RECORDED 29 APRIL 1910 IN THE OFFICE OF THE PROBATE JUDGE OF SHELBY COUNTY, ALABAMA AT MAP BOOK 3, PAGE 3.

Property Address is: 294 HAYES CIRCLE MONTEVALLO, AL 35115

Prior instrument reference: **20150304000066730**

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$4,593.60 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING OF THIS DEED. GRANTEE SHALL

ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$4,593.60 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE.

THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

Executed by the undersigned on 12-7, 2016:

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: ServiceLink, a Division of Chicago Title Insurance Company, its Attorney In Fact

By: 

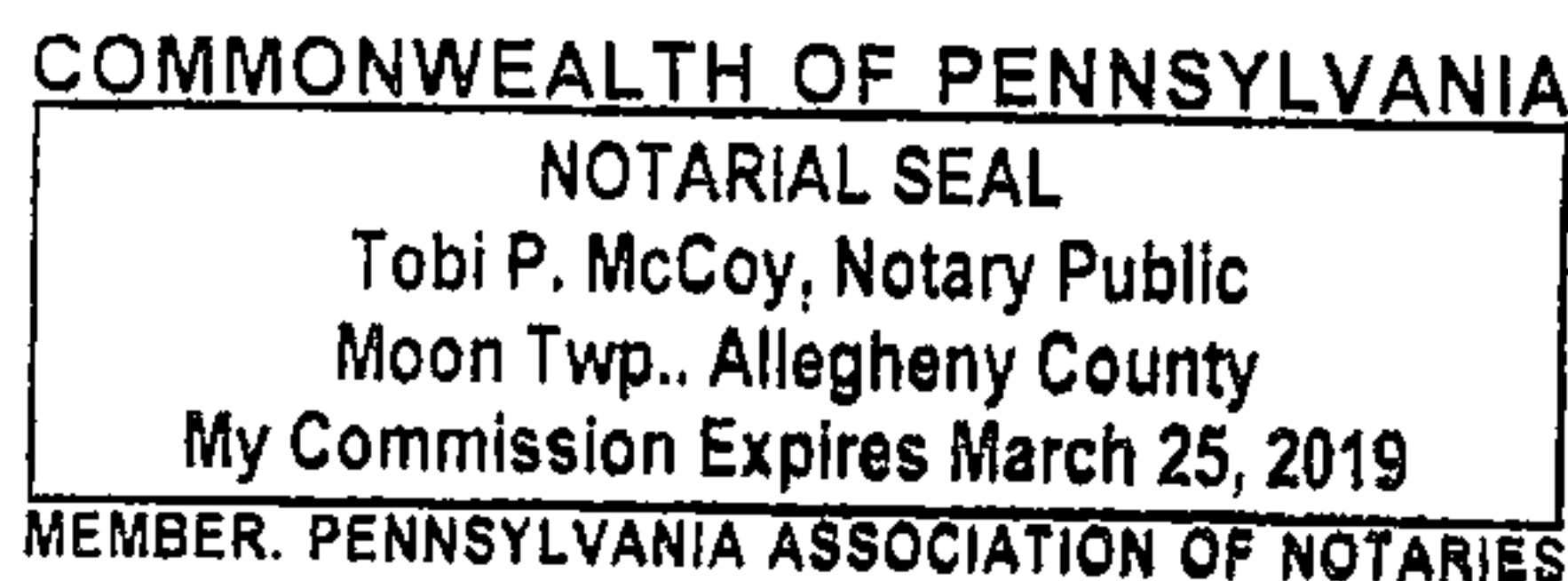
Name: Charles E Hogue Jr.

Title: AVP

STATE OF PA
COUNTY OF Allegheny

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 7 day of Dec, 2016, by Charles E Hogue Jr., AVP of ServiceLink, A Division of Chicago Title Insurance Company as the Attorney in Fact for FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, and is appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown as identification, who after being by me first duly sworn, deposes and says that he/she has the full binding legal authority to sign this deed on behalf of the aforementioned corporation and acknowledge said authority is contained in an instrument duly executed, acknowledged; and recorded as set forth above, and that this instrument was voluntarily executed under and by virtue of the authority given by said instrument granting him/her power of attorney.


NOTARY PUBLIC
My Commission Expires 3/25/19



Real Estate Sales Validation Form

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

Grantor's Name FANNIE MAE A/K/A FEDERAL
NATIONAL MORTGAGE
ASSOCIATION
Mailing Address P.O. Box 650043, Dallas, TX
75265-0043

Grantee's Name Kingdom First Properties, LLC,
a Mississippi limited liability
company
Mailing Address 1614 N 19TH ST TAMPA,
FLORIDA 33605

0161213000454030 12/13/2016 11:43:57 AM QCDEED 4/4

Property Address 294 HAYES CIRCLE
MONTEVALLO, AL 35115

Date of Sale 12-7-2016
Total Purchase Price 3,828.00
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)

☐ Bill of Sale
☒ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

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 12-7-16

Print Charles E Hogue Jr.

Unattested

[Signature]
(verified by)

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/13/2016 11:43:57 AM
\$25.00 CHERRY
20161213000454030

[Signature]

Form RT-1