

Prepared by Keith Eady

and Return to:

RCO LEGAL, P.C.

2970 Clairmont Road NE, Suite 780

Atlanta, GA 30329

THE STATE OF ALABAMA
COUNTY OF Shelby

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, Compass Bank servicing Agent for FNMA, (hereinafter called the Grantor) has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto Federal National Mortgage Association (14221 Dallas Parkway, Suite 1000, Dallas, TX, 75254), its successors and/or assigns, (hereinafter called the Grantee), the following described property situated in Shelby County, Alabama:

LOT 4, ACCORDING TO THE SURVEY OF DEARING DOWNS, 12TH ADDITION, 2ND PHASE, AS RECORDED IN MAP BOOK 16, PAGE 17 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

The conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding rights of redemption from foreclosure sale.

No word, words, or provisions of this instrument are intended to operate as or imply covenants or warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

TO HAVE AND TO HOLD, the above described property together with all rights and privileges incident or appurtenant thereto, unto the said, Federal National Mortgage Association, its successors and/or assigns, forever.

IN WITNESS WHEREOF, Compass Bank servicing Agent for FNMA, has caused this conveyance to be executed in its name by its undersigned officer(s), this 6th day of December, 2016.

Compass Bank servicing Agent for FNMA

By: Drew Hunt

TITLE: Mortgage Default Specialist

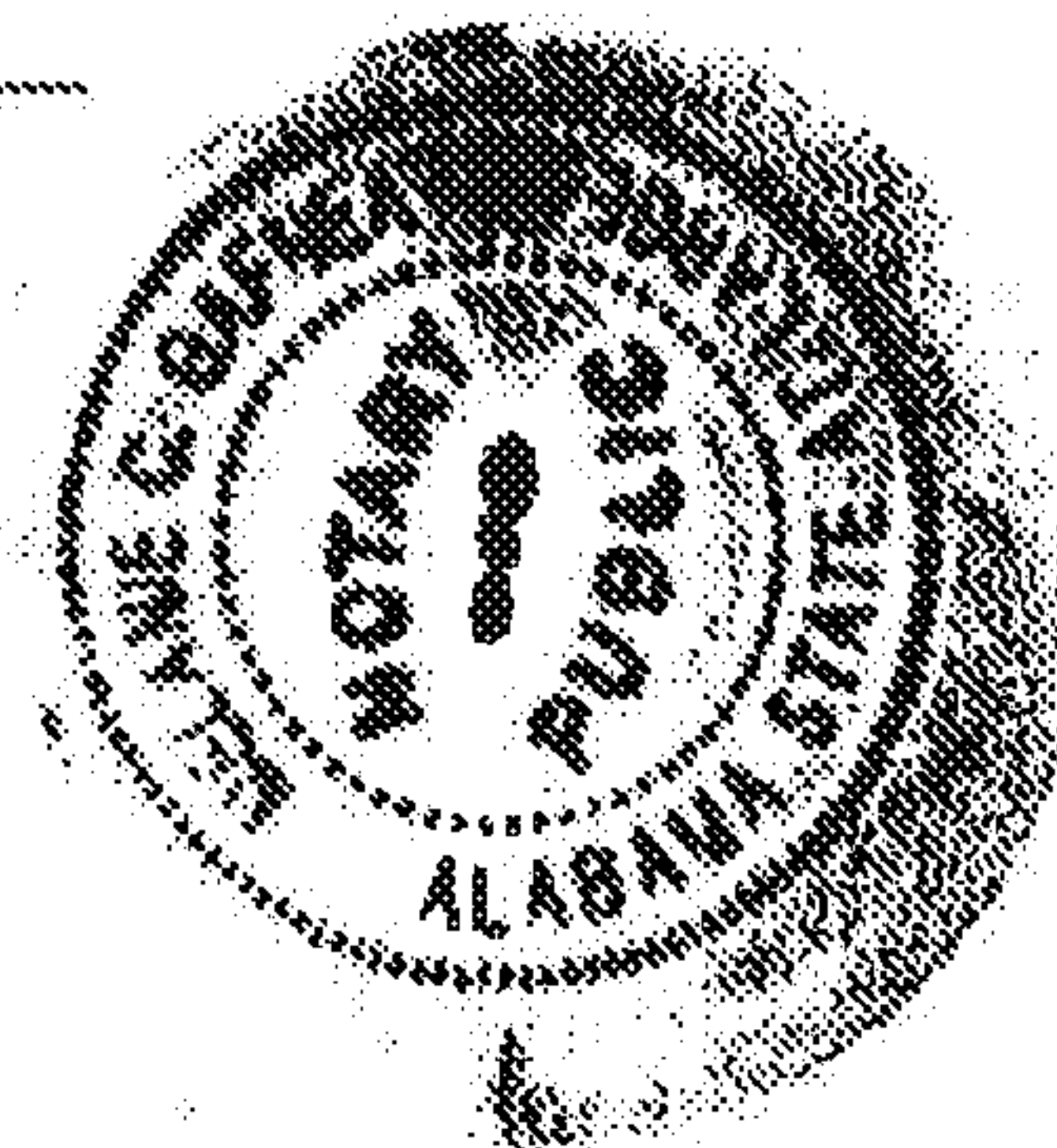
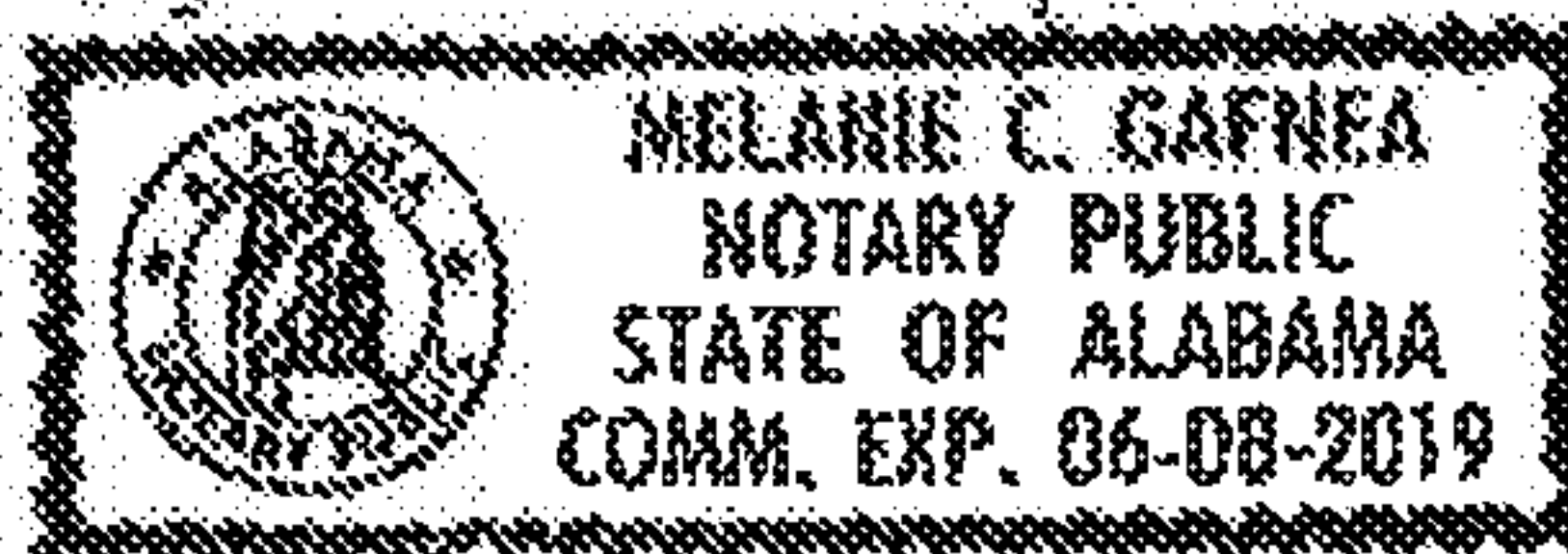
THE STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned Notary Public in and for said State and County, do hereby certify that Drew Hunt who is the Mortgage Default Specialist, (Title) respectively of Compass Bank servicing Agent for FNMA, signed the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 6 day of December, 2016.

Melanie C. Gafnea
NOTARY PUBLIC

My Commission Expires:



Real Estate Sales Validation Form

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

Grantor's Name Compass Bank serving agent for
Mailing Address P.O. Box 13345
Birmingham, AL 35202

Grantee's Name Federal National Mortgage Associatio
Mailing Address 14221 Dallas Parkway, Suite 1000
Dallas, TX 75254

Property Address 2607 Bridle Wood Circle
Helena, AL 35080

Date of Sale 10/27/16

Total Purchase Price \$ 115,600.00

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

☐ Appraisal

☐ Sales Contract

☒ Other Post FC Sale Conveyance

☐ Closing Statement 20161215000456570 12/15/2016 08:49:12 AM DEEDS 3/3

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 12/14/16

Print Rhontana McGee

Unattested

Sign Rhontana McGee
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/15/2016 08:49:12 AM
\$22.00 CHARITY
20161215000456570



James W. Fuhrmeister