

This Document Prepared By:

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20170526000185710

05/26/2017 03:21:23 PM

DEEDS 1/3

After Recording Send Tax Notice To:

Radian Guaranty Inc.
1601 Market Street
Philadelphia, Pennsylvania 19103
Fair Market Value \$151,200

Reference No. 4008736401

Order No. 10881314

Assessor's Parcel Number: 12-6-13-0-000-004-011

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, (herein referred to as 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 **Radian Guaranty Inc.**, (herein referred to as grantee), whose mailing address is 1601 Market Street, Philadelphia, Pennsylvania 19103, all right, title, interest and claim to the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 12, ACCORDING TO THE SURVEY OF COUNTRYSIDE, AS RECORDED IN MAP BOOK 7, PAGE 19, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

MORE commonly known as: 109 Countryside Lane, Bessemer, Alabama 35022

Source of Title. Ref.: Deed: Recorded January 20, 2017; Doc. No. 20170120000025730.

XX Not homestead property of the said Grantor

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 3rd
 day of May, 2017.

Federal National Mortgage Association

By: [Signature]
 Printed Name & Title:

Lori J. McCormack, AVP

Of Federal National Mortgage Association
 Attest:

[Signature]

Henry O Emdin

Secretary

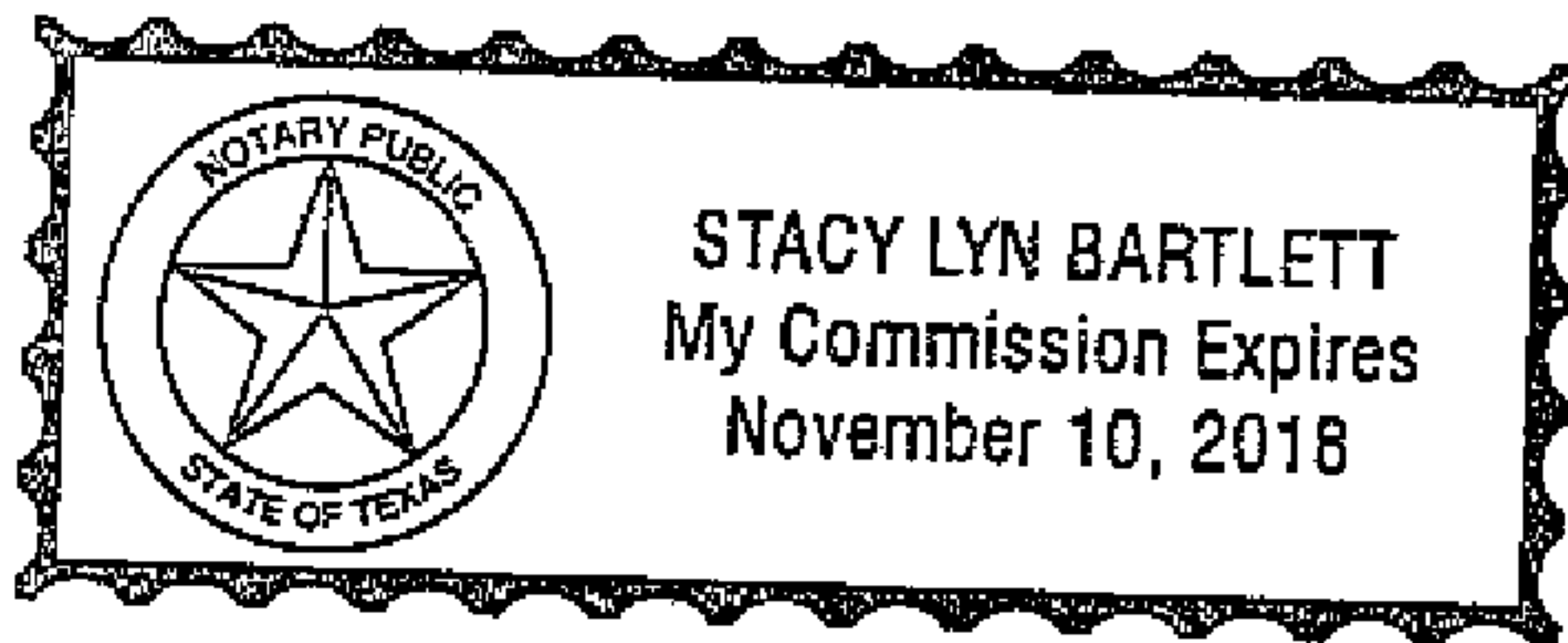
STATE OF Texas

Dallas COUNTY

I, Stacy Bartlett, a Notary Public in and for said
 County, in said State, hereby certify that LORI McCormack,
 whose name as AVP of **Federal National Mortgage**
Association, a federally chartered 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
 _____ day of _____, 20____.



Stacy Lyn Bartlett
 NOTARY PUBLIC
 My Commission Expires: 11-10-18

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

Grantor's Name Federal National Mortgage Association
Mailing Address 14221 DALLAS PARKWAY #1000
DALLAS, TX 75254

Grantee's Name Radian Guaranty Inc.
Mailing Address 1601 Market Street
Philadelphia, PA 19103

Property Address 109 Countryside Ln
Bessemer, AL 35022

Date of Sale
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 151,200

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/26/2017 03:21:23 PM
\$172.50 CHERRY
20170526000185710



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
☐ 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 _____

Print Greg Smith, Radian Guaranty Inc

☐ Unattested
(verified by) _____

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