

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

20170623000224560 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
06/23/2017 10:33:52 AM FILED/CERT

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, the undersigned Alabama Housing Finance Authority (hereinafter called the "Grantor") has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto FEDERAL NATIONAL MORTGAGE ASSOCIATION, organized and existing under the laws of the United States of America, (hereinafter called "Grantee"), the following described property situated in Shelby County, Alabama:

Lot 167, according to the plat of Old Ivy Subdivision, Phase I, being a resurvey of portions of Lots 22-32 Tract Fifty One Subdivision, Parcel "B", recorded in Map Book 11, Page 26, all situated in the Southwest 1/4 of Section 14 and the Northwest 1/4 of Section 23, Township 22 South, Range 2 West, in the Office of the Judge of Probate of Shelby County, Alabama, as recorded in Map Book 35, Pages 43a and 43b, and as amended in the Amended Map of Old Ivy Subdivision, Phase I, recorded in Map Book 36, Pages 5a and 5b, in the Office of the Judge of Probate of Shelby County, Alabama.

This 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 of 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 assigns, forever.

IN WITNESS WHEREOF, Alabama Housing Finance Authority, has caused this conveyance to be executed in its name by its undersigned officer, this 10 day of May, 2017.

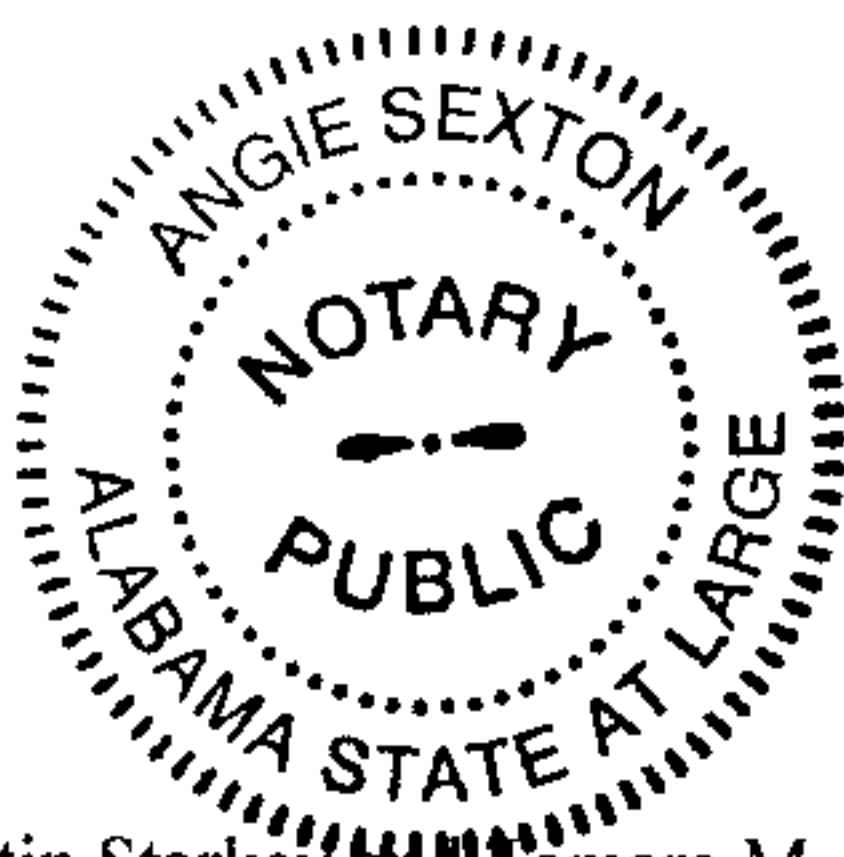
ALABAMA HOUSING FINANCE
AUTHORITY

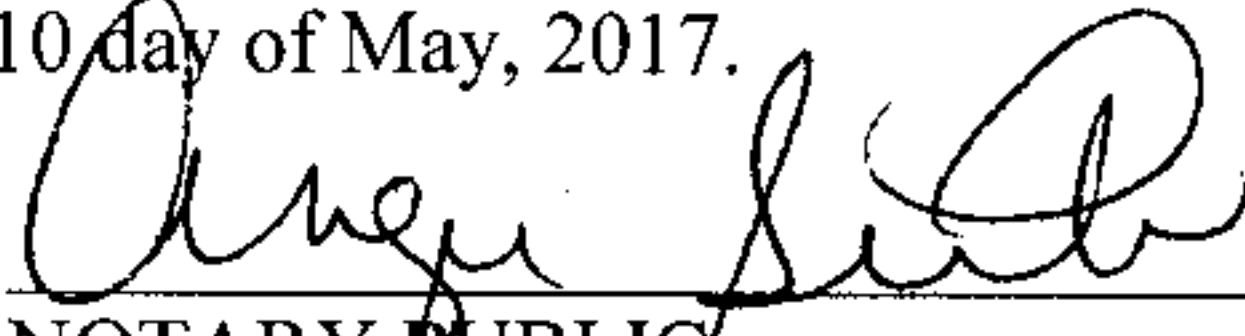
BY: 
ITS: Servicing Manager

STATE OF ALABAMA)
 :
COUNTY OF MONTGOMERY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Anthony Box whose name as Servicing Manager of Alabama Housing Finance Authority 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 this conveyance he/she as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal of office this 10 day of May, 2017.




NOTARY PUBLIC
My Commission Expires: 09/18/17

This instrument prepared by:
Bowdy J. Brown, Esq.
Sasser, Sefton & Brown, P.C.
Post Office Box 4539
Montgomery, AL 36103-4539

Our File No.: 49696-2339 Dustin Starkey and Tamara M. Caudle

FOR AD VALOREM TAX PURPOSES: Federal National Mortgage Association ("Fannie Mae"), P.O. Box 650043, Dallas, TX 75265-0043.

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

Grantor's Name Alabama Housing Finance Authority
 Mailing Address Post Office Box 242928
 Montgomery, Alabama 36124-2928
 (334) 244-9200
 Property Address 509 Ivy Leaf Court
 Calera, AL 35040

Grantee's Name Federal National Mortgage Association
 Mailing Address Post Office Box 650043
 Dallas, TX 75265-0043

Date of Sale 06/20/2017
 Total Purchase Price \$129,690.32
 Actual Value \$ N/A
 or
 Assessor's Market Value \$ N/A

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 – DIL of Foreclosure – TAX EXEMPT- GOVT. AGENCY☐ 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 Code of Alabama 1975 § 40-22-1 (h).

Date 06/20/2017

____ Unattested

KCW [Signature]
 (verified by)

Print Alabama Housing Finance AuthoritySign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Bowdy J. Brown, Esq.**Sasser, Sefton & Brown, P.C.****Post Office Box 4539****Montgomery, Alabama 36103-4539****(334) 532-6144**