

This Document Prepared By:

Leila Hansen, Esq.
9041 South Pecos Road, Suite 3900
Henderson, NV 89074

After Recording Send Tax Notice To:

Radian Guaranty, Inc.
1601 Market Street
Philadelphia, Pennsylvania 19103



20170915000338080 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
09/15/2017 03:49:42 PM FILED/CERT

Assessor's Parcel Number: 39-00-31-1-000-001.072

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 a 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 304A, ACCORDING TO THE MAP OR SURVEY OF RESURVEY OF LOTS 301 THRU 321, LAKE CYRUS, SECTION 3, GIVIANPOUR ADDITION TO HOOVER, AS RECORDED IN MAP BOOK 36, PAGE 69, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA, BESSEMER DIVISION.

MORE commonly known as: 5812 Waterstone Point, Birmingham, Alabama 35244

Source of Title. Ref.: Deed: Recorded April 18, 2017; Doc. No. 2017038273

THIS INSTRUMENT FILED FOR RECORD BY FIRST AMERICAN TITLE COMPANY AS AN ACCOMMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION OR AS TO ITS EFFECT UPON TITLE.

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.



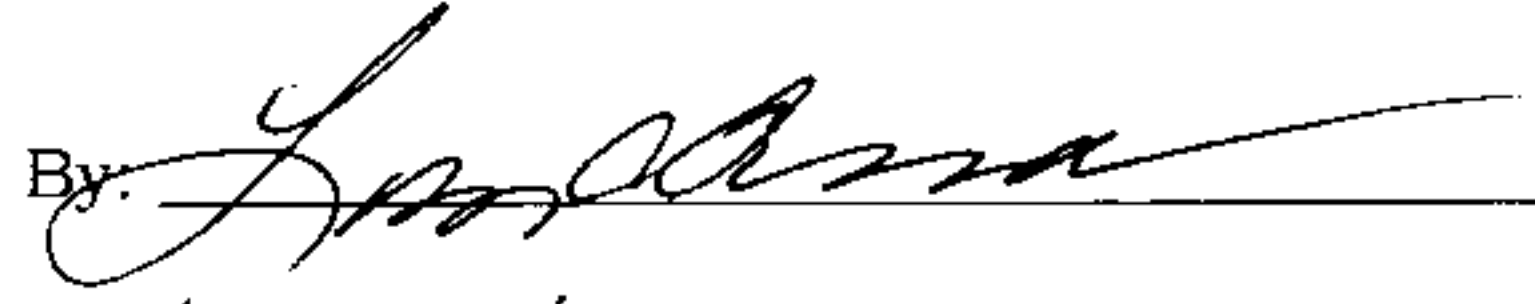
20170915000338080 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
09/15/2017 03:49:42 PM FILED/CERT

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
25th day of July, 2017.

Attest:


Secretary

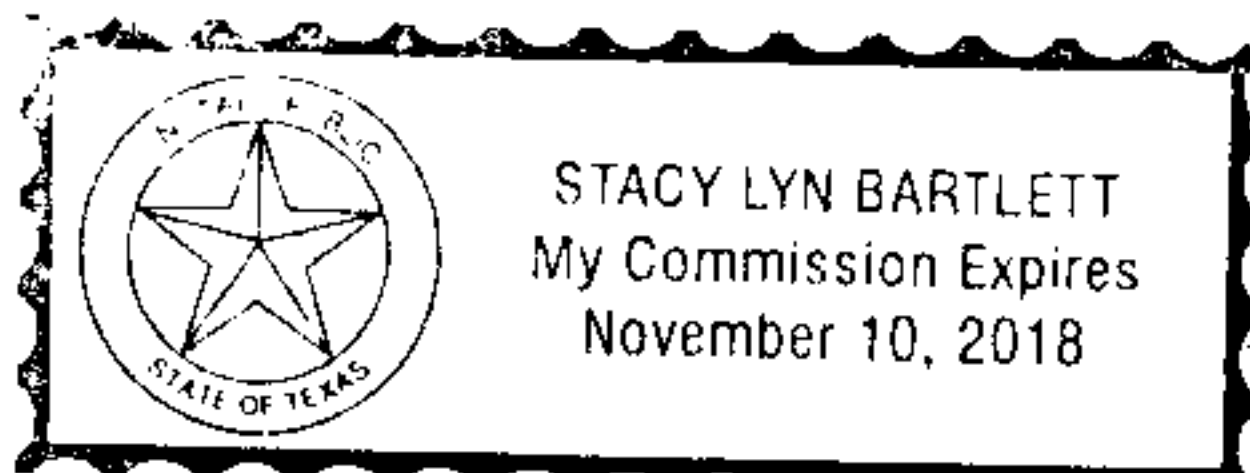
By: 
Lori J. McCormack, AVP
Printed Name & Title

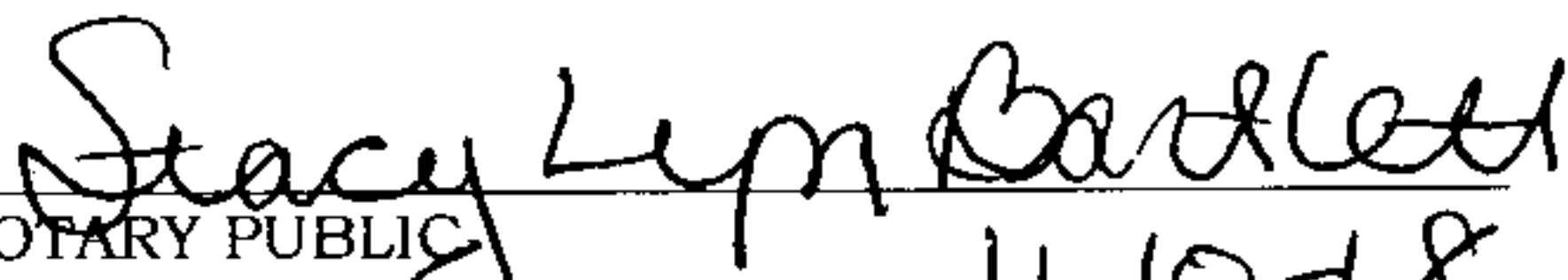
STATE OF Texas
Dallas COUNTY

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
25 day of July, 2017.




NOTARY PUBLIC
My Commission Expires: 11-10-18

Real Estate Sales Validation Form


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

Grantor's Name	<u>Federal National Mortgage Association</u>	Grantee's Name	<u>Radian Guaranty Inc</u>
Mailing Address	<u>14221 Dallas Parkway #1000</u> <u>Dallas, TX, 75254</u>	Mailing Address	<u>1601 Market Street</u> <u>Philadelphia, PA, 19103</u>
Property Address	<u>5812 WATERSTONE PT</u> <u>BIRMINGHAM, AL, 35244</u>	Date of Sale	<u>07/24/2017</u>
		Total Purchase Price	<u>\$</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$ 474,300</u>

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


20170915000338080 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
09/15/2017 03:49:42 PM FILED/CERT

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 8/21/17

Print Greg Smith for Radian Guaranty Inc

☐ Unattested


(verified by)

Sign



(Grantor/Grantee/Owner/Agent) circle one

Form RT-1