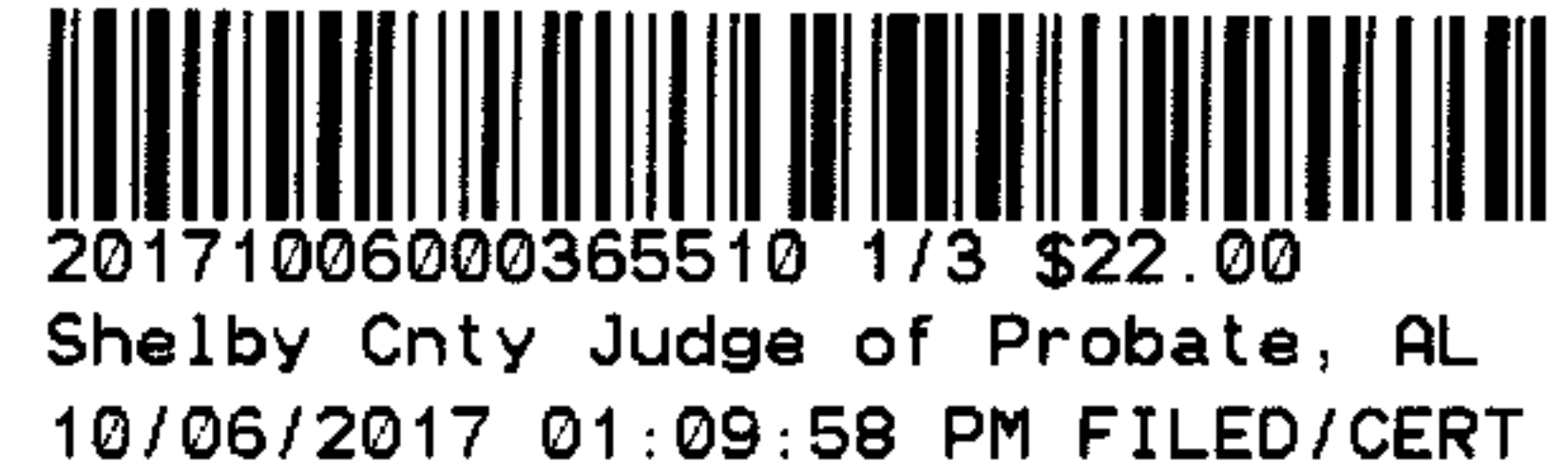


Prepared by:
Matthew W. Penhale, Esq.*
MCCALLA RAYMER LEIBERT PIERCE, LLC
Two North Twentieth
2 20th Street North, Suite 1000
Birmingham, Alabama 35203
File Number: 947417 / Farmer

Send Property Tax Notice to:
Federal National Mortgage
Association (PO Box 650043,
Dallas, TX 75265-0043)



SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other valuable considerations to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, **SUNTRUST MORTGAGE, INC.**, (hereinafter referred to as "GRANTOR"), does hereby grant, bargain, sell and convey unto **Federal National Mortgage Association** (PO Box 650043, Dallas, TX 75265-0043), (hereinafter referred to as "GRANTEE"), its successors and assigns, all right, title, interest and claim in or to the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 35, according to the Survey of Dearing Downs, 1st Addition, as recorded in Map Book 6, Page 41, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD, the said property hereinabove described, together with all and singular the rights, members and appurtenances thereunto appertaining to the only proper use, benefit and behoof of the said Grantee, his successors and assigns, in FEE SIMPLE; and the said Grantor specially warrants the title to the said bargained property above described against the lawful claims of all persons claiming by, through and under the Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO ANY RIGHT OF REDEMPTION ARISING BY VIRTUE OF THE FORECLOSURE OF A MORTGAGE EVIDENCED BY THAT CERTAIN FORECLOSURE DEED DATED SEPTEMBER 15, 2017, RECORDED IN INSTRUMENT NO.20170922000345390, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

IN WITNESS WHEREOF, SunTrust Mortgage Inc (Grantor), by LaToya Propst, its AVP, who is authorized to execute this conveyance, has hereto set its signature and seal, on this 4th day of October, 2017.

SUNTRUST MORTGAGE, INC.

By: LaToya Propst (Seal)
Name:
Title: **LaToya Propst**
Assistant Vice President



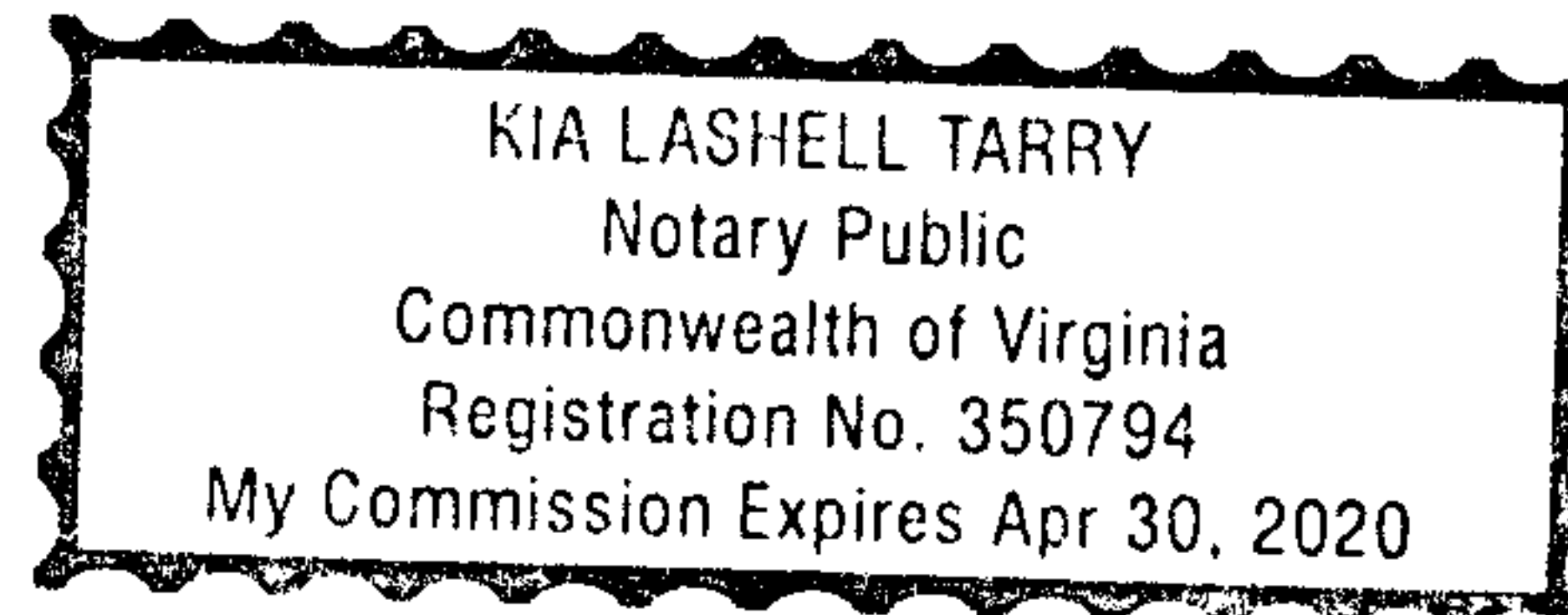
THE STATE OF Virginia
COUNTY OF Richmond
City

I, the undersigned Notary Public, in and for said county, in said state hereby certify that LaToya Propst who is AVP of SunTrust Mortgage Inc 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 conveyance, he as such officer with full authority, executed same voluntarily for and as the act of SunTrust Mortgage Inc

GIVEN UNDER MY HAND AND OFFICIAL SEAL this the 4th day of October, 2017.

Kia Lashell Tarry
NOTARY PUBLIC

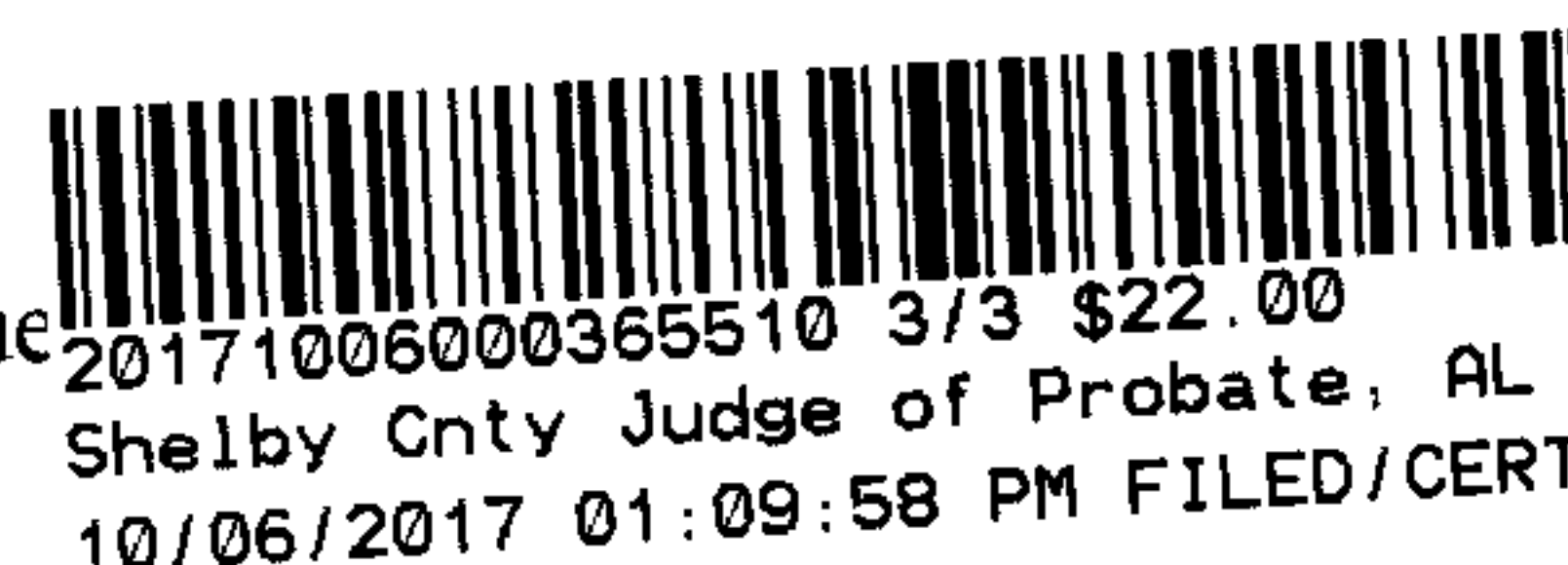
My Commission expires: 4/30/20



20171006000365510 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
10/06/2017 01:09:58 PM FILED/CERT

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

Grantor's Name	SUNTRUST MORTGAGE, INC.	Grantee's Name	Federal National Mortgage Association
Mailing Address	1001 Semmes Avenue Richmond, VA 23224	Mailing Address	PO Box 650043, Dallas, TX 75265-0043
Property Address	1209 Southwind Drive Helena, AL 35080	Date of Sale	September 6, 2017
		Total Purchase price	\$151,900.00
		or	
		Actual Value	
		or	
		Assessed 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	<input checked="" type="checkbox"/> Other FC Sale
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	<u>10/4/17</u>	Print	<u>LaToya Propst</u> <u>Assistant Vice President</u>
Unattested		Sign	<u><i>LaToya Propst</i></u>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1