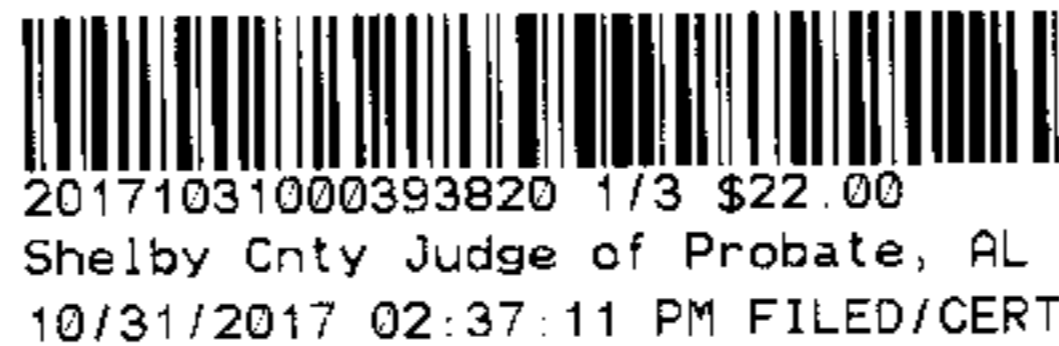


Prepared by:  
Matthew W. Penhale, Esq.\*  
**MCCALLA RAYMER LEIBERT PIERCE, LLC**  
Two North Twentieth  
220th Street North, Suite 1000  
Birmingham, Alabama 35203  
File Number: 947417 / Farmer



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

## **CORRECTIVE 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 141, in the Office of the Judge of Probate of Shelby County, Alabama.**

**\*\*This Corrective Special Warranty Deed is made to correct the Special Warranty Deed recorded on October 6, 2017, as Instrument No. 20171006000365510, in the land records of Shelby County, Alabama. The legal description in the Special Warranty Deed recorded on October 6, 2017, inaccurately stated that the Survey of Dearing Downs, 1<sup>st</sup> Addition was recorded in Map Book 6, at Page 41 when it is actually recorded in Map Book 6, at Page 141.\*\***

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 (Grantor), by LaToya Propst, its AVP, who is authorized to execute this conveyance, has hereto set its signature and seal, on this 24<sup>th</sup> day of October, 2017.

SUNTRUST MORTGAGE, INC.

By: LaToya Propst  
Name: **LaToya Propst**  
Title: **Assistant Vice President**



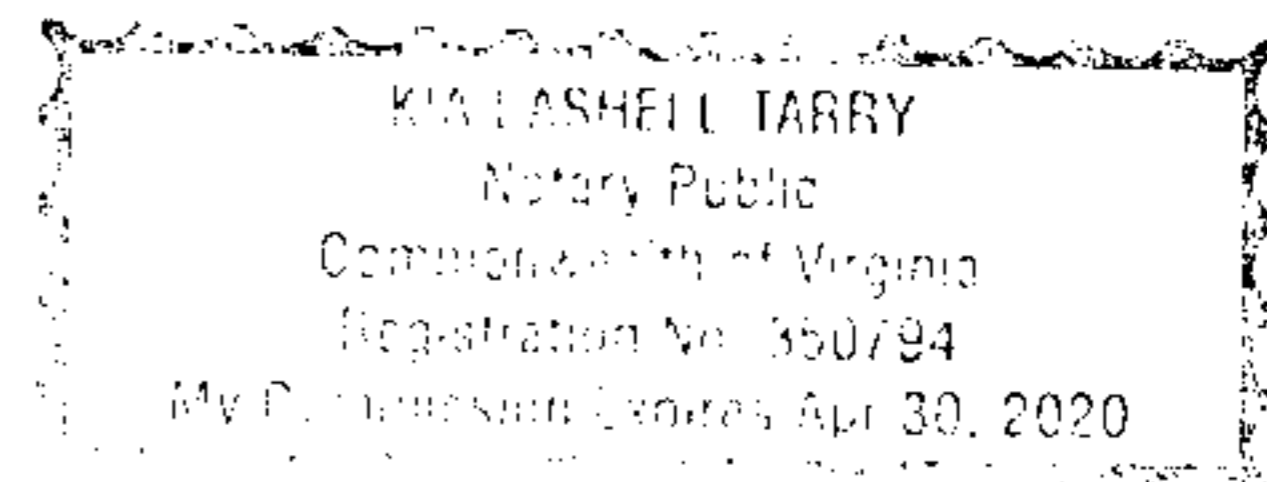
City THE STATE OF Virginia  
COUNTY OF Richmond

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 AVP.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this the 24<sup>th</sup> day of October, 2017.

Kia Laschell Tarry  
NOTARY PUBLIC


My Commission expires: 4/30/20



20171031000393820 2/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
10/31/2017 02:37:11 PM FILED/CERT

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

Grantor's Name <u>SUNTRUST MORTGAGE, INC.</u>  Mailing Address <u>1001 Semmes Avenue</u> <u>Richmond, VA 23224</u>	Grantee's Name <u>Federal National Mortgage Association</u>  Mailing Address <u>PO Box 650043, Dallas, TX</u> <u>75265-0043</u>
Property Address <u>1209 Southwind Drive</u> <u>Helena, AL 35080</u>	Date of Sale <u>September 6, 2017</u> Total Purchase price <u>\$151,900.00</u> or Actual Value    _____ or Assessed Market Value    _____



20171031000393820 3/3 \$22.00  
 Shelby Cnty Judge of Probate, AL  
 10/31/2017 02:37:11 PM FILED/CERT

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	x    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>10/24/17</u>	Print <u>LaToya Propst</u> <u>Assistant Vice President</u>
Unattested    _____	Sign <u></u>
(verified by)	(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**