

20180511000161990
05/11/2018 10:08:49 AM
DEEDS 1/3

Prepared by:
Matthew W. Penhale, Esq.
MCCALLA RAYMER LEIBERT PIERCE, LLC
Two North Twentieth
220th Street North, Suite 1000
Birmingham, Alabama 35203
File Number: 940117 / Allen

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, **Ditech Financial LLC f/k/a Green Tree Servicing LLC**, (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 22, ACCORDING TO THE SURVEY OF PARK FOREST SUBDIVISION,
SECOND SECTOR, AS RECORDED IN MAP BOOK 16, PAGE 84, IN THE
PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN
SHELBY COUNTY, ALABAMA. MINERAL AND MINING RIGHTS EXCEPTED.**

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 APRIL 25, 2018, RECORDED IN INSTRUMENT NO.
20180427000143690, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY,
ALABAMA.**

IN WITNESS WHEREOF, Ditech Financial LLC f/k/a Green Tree Servicing LLC, by Lora Bernard, its Document Execution Representative, who is authorized to execute this conveyance, has hereto set its signature, on this 7 day of May, 2018.

Ditech Financial LLC f/k/a Green Tree Servicing LLC

By: Lora Bernard

Lora Bernard

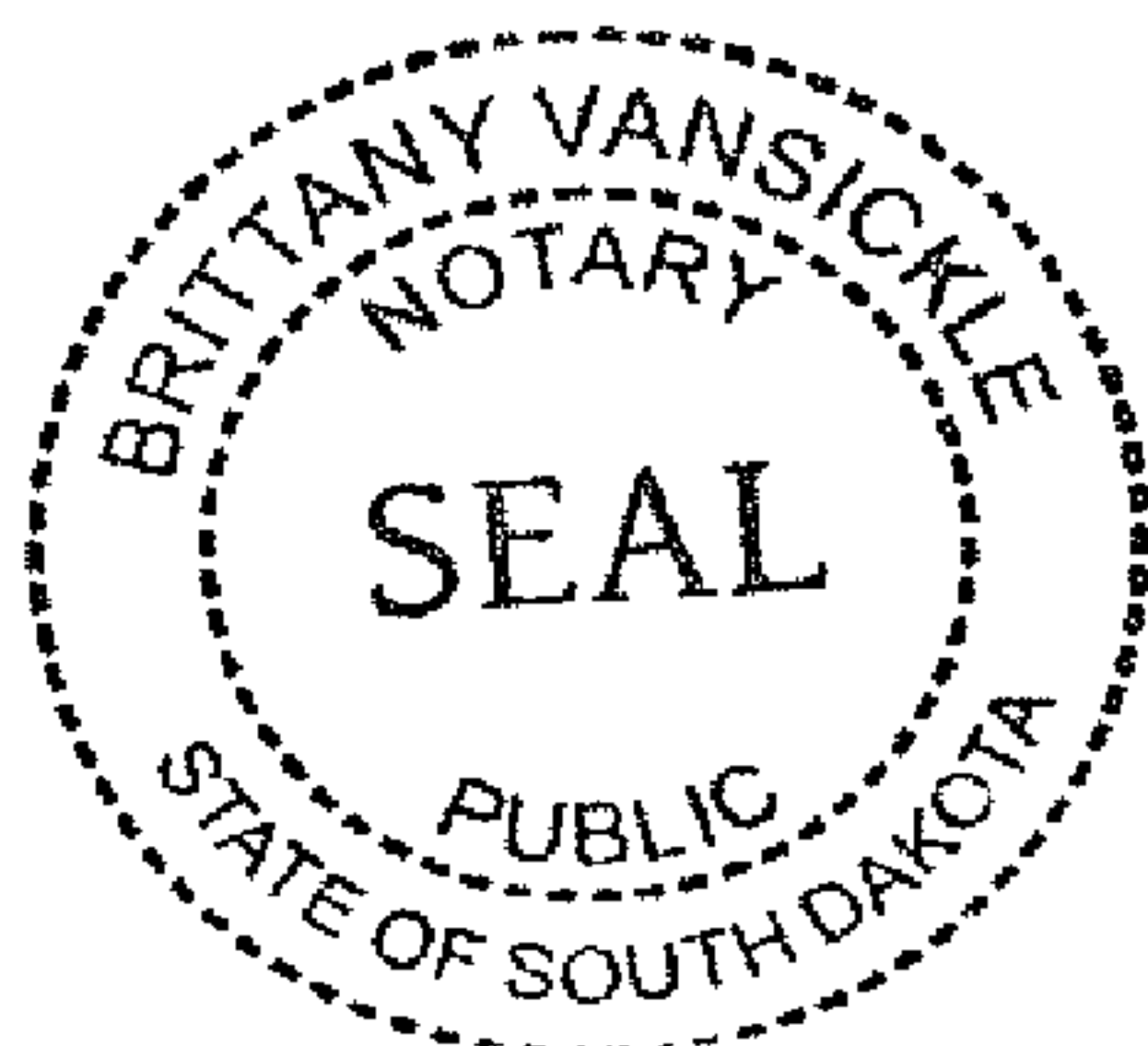
Document Execution Representative

THE STATE OF South Dakota
COUNTY OF Pennington

I, the undersigned Notary Public, in and for said county, in said state hereby certify that Lora Bernard who is Document Execution Representative of **Ditech Financial LLC f/k/a Green Tree Servicing LLC** 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, she as such authorized agent with full authority, executed same voluntarily for and as the act of **Document Execution Representative**.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this the 7 day of May, 2018.

Brittany Vansickle
NOTARY PUBLIC



My Commission Expires
March 16, 2021

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	Ditech Financial LLC f/k/a Green Tree Servicing LLC	Grantee's Name	Federal National Mortgage Association
Mailing Address	2100 E. Elliot Road, Bldg 94, Mail Stop T325, Tempe, AZ 85284	Mailing Address	PO Box 650043 Dallas, TX 75265-0043
Property Address	404 Dogwood Cove Montevallo, AL 35115	Date of Sale	April 23, 2018
		Total Purchase price	\$133,949.41
		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	5/7/18	Print	Lora Bernard, Document Execution Representative
			Ditech Financial LLC f/k/a Green Tree Servicing LLC
Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/11/2018 10:08:49 AM
\$22.00 CHERRY
20180511000161990

Form RT-1