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02/06/2020 02:01:49 PM
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: 9197319 / Miller

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:

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF THE SE 1/4, SECTION 5, TOWNSHIP 21 SOUTH, RANGE 4 WEST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID 1/4-1/4 SECTION AND RUN NORTHERLY ALONG THE WEST BOUNDARY 25 FEET; THENCE RUN NORTH 60 DEGREES 50 MINUTES EAST 780 FEET; THENCE RUN NORTH 42.35 FEET TO AN IRON ON A FENCE LINE AT THE INTERSECTION OF THE NORTH RIGHT OF WAY OF SHELBY COUNTY HIGHWAY NO. 13, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE ON THE SAME LINE ALONG SAID FENCE 167.75 FEET; THENCE RUN NORTH 0 DEGREES 05 MINUTES 31 SECONDS EAST ALONG SAID FENCE 144.59 FEET TO AN IRON; THENCE RUN NORTH 88 DEGREES 38 MINUTES 13 SECONDS EAST 95.14 FEET TO AN IRON; THENCE RUN SOUTH 27 DEGREES 40 MINUTES 55 SECONDS EAST 240.02 FEET TO AN IRON AT THE INTERSECTION OF THE NORTH RIGHT OF WAY OF SAID HIGHWAY; THENCE RUN SOUTH 63 DEGREES 45 MINUTES 39 SECONDS WEST ALONG SAID RIGHT OF WAY 230.60 FEET TO THE POINT OF BEGINNING. SITUATED, LYING AND BEING IN SHELBY COUNTY, ALABAMA.

SUBJECT TO A 20 FOOT EASEMENT FOR INGRESS AND EGRESS.

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 OCTOBER 22, 2019, RECORDED IN INSTRUMENT NO. 20191024000392210, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

IN WITNESS WHEREOF, Ditech Financial LLC FKA Green Tree Servicing, LLC by its attorney in fact New Rez LLC, f/k/a New Penn Financial LLC, d/b/a Shellpoint Mortgage Servicing (Grantor), by James Sellers, its Foreclosure Specialist, who is authorized to execute this conveyance, has hereto set its signature and seal, on this 3rd day of FEBRUARY, 2020.

Ditech Financial LLC FKA Green Tree Servicing, LLC
by its attorney in fact New Rez LLC, f/k/a New Penn Financial
LLC, d/b/a Shellpoint Mortgage Servicing

By: [Signature]
Name: James Sellers
Title: Foreclosure Specialist

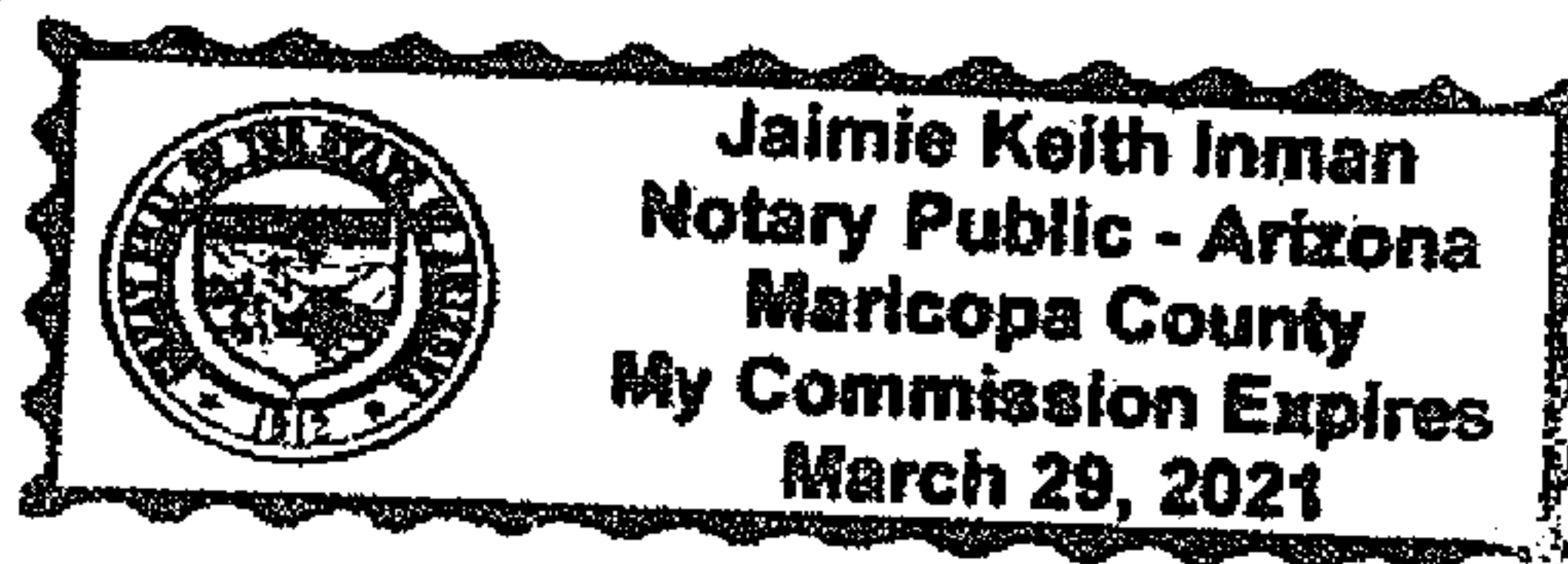
THE STATE OF ARIZONA
COUNTY OF MARICOPA

I, the undersigned Notary Public, in and for said county, in said state hereby certify that James Sellers who is Foreclosure Specialist of New Rez LLC, f/k/a New Penn Financial LLC, d/b/a Shellpoint Mortgage Servicing as attorney in fact for Ditech Financial 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, he as such officer with full authority, executed same voluntarily for and as the act of New Rez LLC, f/k/a New Penn Financial LLC, d/b/a Shellpoint Mortgage Servicing as attorney in fact for Ditech Financial LLC.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this the 3rd day of FEBRUARY, 2020.

[Signature]
NOTARY PUBLIC

My Commission expires: 03/29/2021





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/06/2020 02:01:49 PM
 \$29.00 JESSICA
 20200206000050370

Real Estate Sales Validation Form

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

Grantor's Name	Ditech Financial LLC f/k/a Green Tree Servicing LLC	Grantee's Name	Federal National Mortgage Association
Mailing Address	7360 S. Kyrene Rd. Tempe, AZ 85284	Mailing Address	PO Box 650043, Dallas, TX 75265-0043
Property Address	3467 Hwy 13 Helena, AL 35080	Date of Sale	October 21, 2019
		Total Purchase price	\$64,251.73
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other FC Sale
<input type="checkbox"/> 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 2/5/2020 Print Elizabeth Hartley
☒ Unattested CH Sign Elizabeth Hartley
 (verified by) (Grantor/Grantee/Owner/Agent, circle one)

Form RT-1