

20200803000325280
08/03/2020 09:17:16 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: 9116519 / Howard

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, **LoanCare, 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"), 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 38, according to the map or survey of Bent River Commons, as recorded in Map Book 20, Page 76, in the Probate Office of Shelby County, Alabama.

Less and Except any portion of subject property lying within Consent Order and decree of Condemnation, Case #48941, filed in Misc. Book 13, Page 544 and Misc. Book 14, Page 208, in the Shelby County, Alabama, and instrument 9405/2902, in Jefferson 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 July 13, 2020, RECORDED IN INSTRUMENT NO. 20200716000295950, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

IN WITNESS WHEREOF, LoanCare LLC (Grantor), by DARCIE LYLE, its Asst. Secretary who is authorized to execute this conveyance, has hereto set its signature and seal, on this 28 day of July, 2020.

LoanCare, LLC

By: [Signature] (Seal)

Name:

Title:

**DARCIE LYLE
ASSISTANT SECRETARY**

THE STATE OF VIRGINIA
COUNTY OF VIRGINIA BEACH
City

I, the undersigned Notary Public, in and for said county, in said state hereby certify that DARCIE LYLE who is ASSISTANT SECRETARY of LoanCare 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

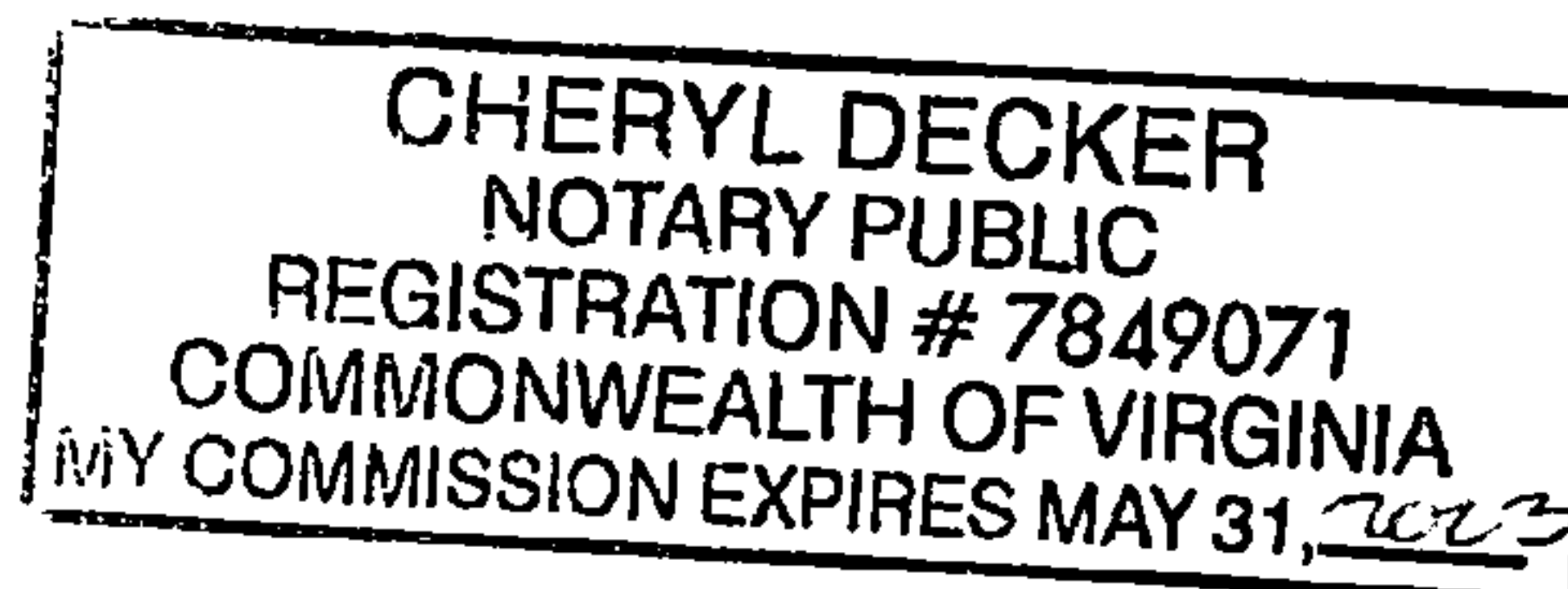
ASSISTANT SECRETARY

GIVEN UNDER MY HAND AND OFFICIAL SEAL this the 28 day of July, 2020.

[Signature]
NOTARY PUBLIC

CHERYL DECKER

My Commission expires: 5/31/23



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

Grantor's Name	LoanCare, LLC	Grantee's Name	Federal National Mortgage Association
Mailing Address	3637 Sentara Way Suite 303 Virginia Beach, VA 23452	Mailing Address	PO Box 650043, Dallas, TX 75265-0043
Property Address	3801 Bent River Rd Birmingham, AL 35216	Date of Sale	July 6, 2020
		Total Purchase price	\$258,716.45
		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

7/28/2020

Unattested

Print

DARCIE LYLE

Sign

LoanCare, LLC

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

DARCIE LYLE**ASSISTANT SECRETARY**

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/03/2020 09:17:16 AM
\$29.00 CHERRY
20200803000325280

File No.: 9116519

Alli S. Byrd