

Commitment Number: 3021180

Seller's Loan Number: 991565

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:

ServiceLink Hopewell Campus

4000 Industrial Boulevard

Aliquippa PA 15001

(800) 439-5451

mortgage amt \$160,115.00

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER

28-3-05-0-001-016-035

SPECIAL/LIMITED WARRANTY DEED

Federal Home Loan Mortgage Corporation, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for \$155,000.00 (One Hundred and Fifty-Five Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Jeffrey Lee Gardiner and Martha J. Gardiner, husband and wife**, hereinafter grantees, whose tax mailing address is **116 Moss Hill Ln Calera, AL 35040**, the following real property:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF SHELBY, STATE OF ALABAMA, BEING KNOWN AND DESIGNATED AS FOLLOWS: LOT 65, ACCORDING TO THE SURVEY OF SOUTHERN HILLS SECTOR 6, PHASE ONE, AS RECORDED IN MAP BOOK 17 PAGE 93, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

BEING THE SAME PROPERTY AS CONVEYED FROM James C. Odom, Jr. as Attorney-in-Fact and Auctioneer TO Federal Home Loan Mortgage Corporation, AS DESCRIBED IN Doc #20120710000244210, RECORDED 07/10/2012 IN SHELBY COUNTY RECORDS.

Property Address is: 116 Moss Hill Ln Calera, AL 35040



20121106000427120 1/4 \$22.00
Shelby Cnty Judge of Probate, AL
11/06/2012 01:31:43 PM FILED/CERT

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

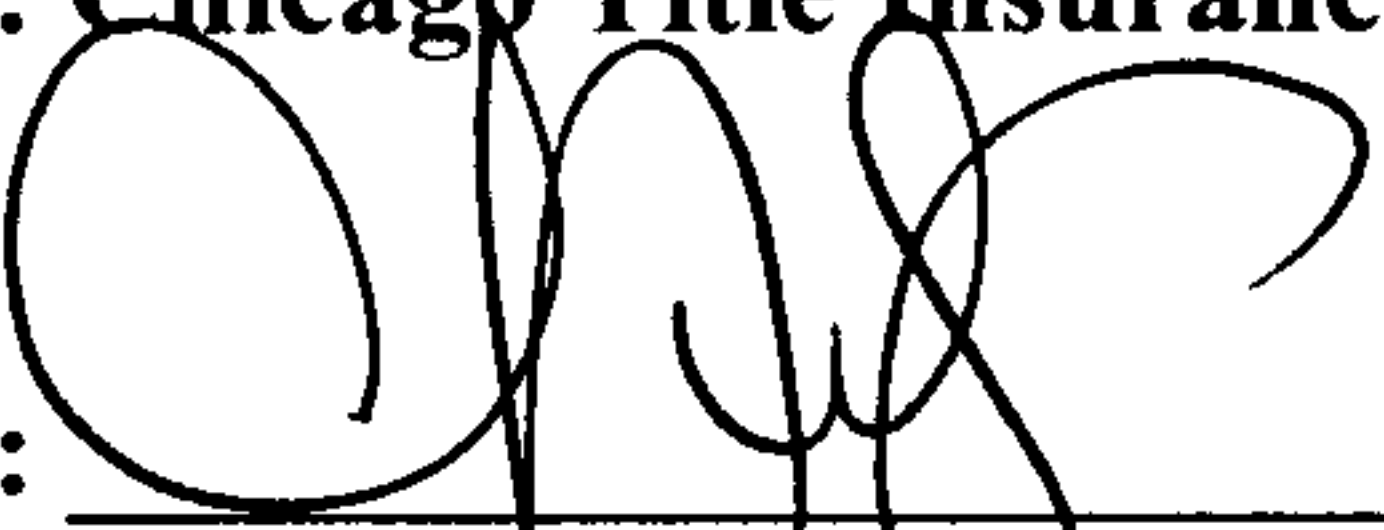


20121106000427120 2/4 \$22.00
Shelby Cnty Judge of Probate, AL
11/06/2012 01:31:43 PM FILED/CERT

Executed by the undersigned on Aug. 24th, 2012:

Federal Home Loan Mortgage Corporation

By: Chicago Title Insurance Company, its Attorney in Fact.

By: 

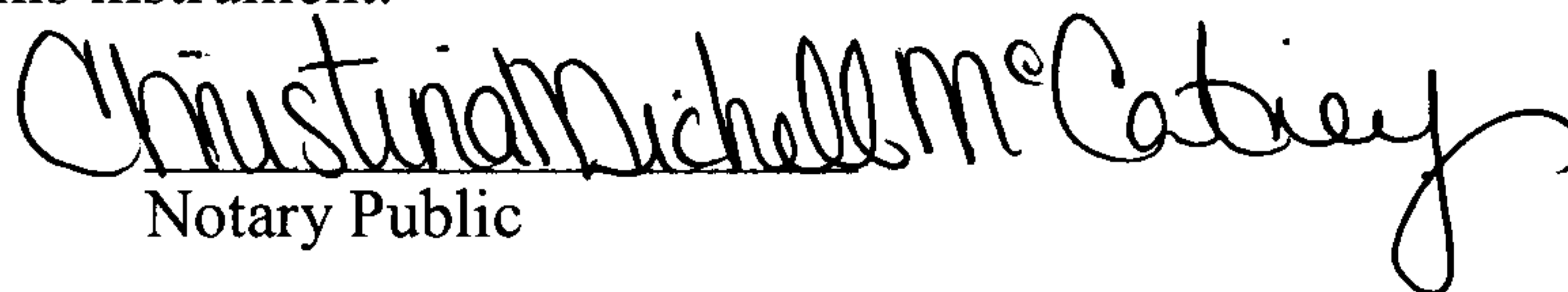
Print Name: Cheri Springer

Its: AVP

A Power of Attorney relating to the above described property was recorded on 2/26/08 at Document Number: Inst #20080226000076640.

STATE OF PA
COUNTY OF Beaver

The foregoing instrument was acknowledged before me on 8/24, 2012 by Cheri Springer of ServiceLink, a Division of Chicago Title Insurance Company on behalf of Federal Home Loan Mortgage Corporation as its Attorney in Fact, who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.


Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Christina Michelle McCartney, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 7, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES



20121106000427120 3/4 \$22.00
Shelby Cnty Judge of Probate, AL
11/06/2012 01:31:43 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Federal Home Loan Mortgage Corporation

Grantee's Name Jeffrey Lee Gardiner and Martha J. Gardiner, husband and wife

Mailing Address 5000 Plano Parkway Carrollton, TX 75010

Mailing Address 116 Moss Hill Ln Calera, AL 35040

Property Address 116 Moss Hill Ln Calera, AL 35040

Date of Sale 9-27-12
Total Purchase Price \$155,000.00
or
Actual Value \$
or
Assessor's 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
Sales Contract
Closing Statement
Appraisal
Other

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 Aug. 24, 2012

Print Cherri Springer

Unattested

Christina M. Carney (verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

