



20121113000434580 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
11/13/2012 01:40:12 PM FILED/CERT

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Teryka Evans

2214 Village Lane
Calera, AL 35040

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Ninety-six thousand and 00/100 Dollars (\$96,000.00) to the undersigned Grantor, Federal Home Loan Mortgage Corporation, a corporation, organized and existing under the laws of the United States of America, by National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services, as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Teryka Evans, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 292 according to the survey of Waterford Village, Sector 5, Phase 3, as recorded in Map Book 37, Page 65 in the Probate Office of Shelby County, Alabama

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
3. Ordinance with City of Calera, as recorded in Instrument No. 2000-0006.
4. Right of Way to Shelby County, as recorded in Deed Book 240, Page 36.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, Privileges and immunities relating thereto as recorded in Inst. No. 1995, Page 1640 and Real 345, Page 744.
6. Terms and Conditions as recorded in Inst. No. 1995, Page 1640.
7. Articles of Waterford Homeowners Association, as recorded in Inst. No. 2001, Page 12817.
8. Articles of Organization of Waterford, LLC as recorded in Inst. No. 1999-49065.
9. Declaration of Restrictions Covenants and Easements as recorded in Inst. No. 2000, Page 40215 and Amended in Inst No. 2001-12819.
10. Easement and right of way with Alabama Power Company, as recorded in Inst. No. 2004-35497.
11. Grant to the State of Alabama for Railroad, as recorded in Real 278, Page 5.
12. Release of damages, as recorded in 1995-1640 and Real 345, Page 744.
13. Easement of Undetermined width on the Front of Subject Property, as shown on recorded map.
14. Foot easement on the South, as recorded on record map.
15. 7.5 Foot Easement on the North Side, as shown on recorded map.
16. Right of way granted to Alabama Power Company, as set forth in Inst. No. 2005-56363 and 2005-56420.
17. Restrictive Covenants, as set forth in inst. No. 2005-59712.
18. Right of way to Gulf States Paper Corporation, as recorded in Inst. No. 2006-14603.
19. Restrictions as shown on recorded plat.
20. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Inst. No. 20120518000177500, in the Probate Office of Shelby County, Alabama.

\$ 97,959.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 11 day of September, 2012.

Federal Home Loan Mortgage Corporation
By, Authorized Signer National Default REO Services, a Delaware Limited
Liability Company dba First American Asset Closing Services ("FAACS")

by, [Signature]
Its [Signature]
As Attorney in Fact

Sandra Taylor

STATE OF TX

COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sandra Taylor, whose name as [Signature] of Authorized Signer National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), as Attorney in Fact for Federal Home Loan Mortgage Corporation, a corporation, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation, action in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 11 day of September, 2012.

[Signature]
NOTARY PUBLIC

My Commission expires:
AFFIX SEAL.

982979
2012-001479



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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 Grantee's Name Tenika Evans
Mailing Address 5000 Plano Pkwy. Corporation Mailing Address 2214 Village Lane
Carrollton, TX 75010 Calera, AL 35040

Property Address 2214 Village Lane Date of Sale 10/29/12
Calera, AL 35040 Total Purchase Price \$ 96,000.00
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 ☐ Appraisal
☐ Sales Contract ☐ Other
☒ 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 any.

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 11/6/12

Print Jeff W. Farmer

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one