20121113000434580 1/3 \$19.00

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:

- 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.
- 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.
- 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.
- Release of damages, as recorded in 1995-1640 and Real 345, Page 744.
- Easement of Undetermined width on the Front of Subject Property, as shown on recorded map.
- Foot easement on the South, as recorded on record map.
- 7.5 Foot Easement on the North Side, as shown on recorded map.
- 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.
- Right of way to Gulf States Paper Corporation, as recorded in Inst. No. 2006-14603.
- 19. Restrictions as shown on recorded plat.
- 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.

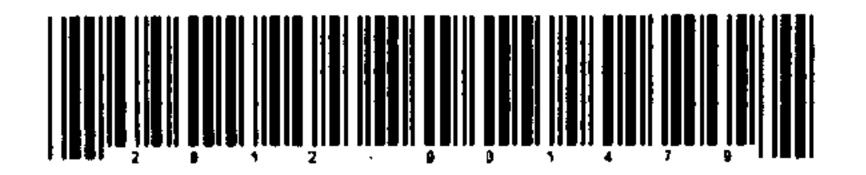
This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantce.

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

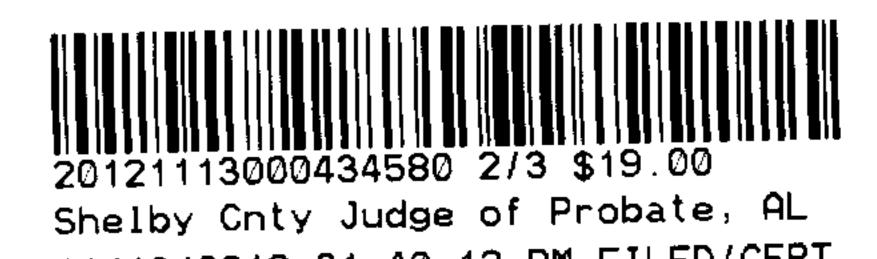




IN WITNESS WHEREOF, the said Grantor, has l	hereto set its signature	e and seal, this the	day of So	eptember, 2012.
	By, Authorized Sign Liability Company di by,	Mortgage Corporation ner National Default RI ba Eirst American Asset	EO Services, a Closing Service	Delaware Limited es ("FAACS")
	Its	As Attorney in Fact	Sandra	aylor"
STATE OF				
I, the undersigned, a Notary Public in and for s	said County in said S	State hereby certify tha	Sandra	Taylor"
Liability Company dba First American Asset Clos Corporation, a corporation, is signed to the foregon that, being informed of the contents of the corporation, voluntarily for and as the act of said Corporation,	of Authorized Signosing Services ("FAAC oing conveyance, and nveyance, as	ner National Default Riches"), as Attorney in Fact who is known to me, act such officer and with	EO Services, at for Federal Hocknowledged befull authority,	ome Loan Mortgage fore me on this day
Given under my hand and official seal, this the	NOTARY	ission expires:		
982979				
2012-001479				
	AND DESCRIPTION OF THE PARTY OF	BRITTANI PEACE Notary Public, State of My Commission Exp March 07, 2015	ires	







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Real Estate Sales Validation Form

	s Document must be filed in acc			
Grantor's Name	rederal Home Loan Mor	tagae	Grantee's Na	me Territa Evans ess 2214 Village Lane Calera, AC35040
Mailing Address	5000 Plano PKW Co	o thaioqu		ess 2214 Village Lane
	Carrollton, TX 15	010		Calesa, AU33040
	<u>. </u>			
Property Address	2214 Village Lane	<u></u>	Date of S	
	Calesa AL 35040	To	tal Purchase Pr	ice \$ 46,000°
			or	
		Act	ual Value	\$
		Λ	Or	
		Asses	sor's Market Val	ue <u>\$</u>
	one) (Recordation of docun	nentary evi	dence is not required	n the following documentary juired)
· · · · · · · · · · · · · · · · · · ·	document presented for rec f this form is not required.	ordation co	ontains all of the	required information referenced
		Instructio		
	nd mailing address - provide eir current mailing address.			persons conveying interest
a property is being	nd mailing address - provide g conveyed.		- -	
^o roperty address -	the physical address of the	property b	eing conveyed,	if av 20121113000434580 3/3 \$19.00 Shelby Cnty Judge of Probate, AL
	date on which interest to the			11/13/2012 01:40:12 PM FILED/CERT
	ce - the total amount paid for the instrument offered for re	•	ase of the prope	erty, both real and personal,
onveyed by the in		This may	be evidenced by	rty, both real and personal, being an appraisal conducted by a
esponsibility of va	ded and the value must be duse valuation, of the property luing property for property to of Alabama 1975 § 40-22-1	y as determ ax purpose	nined by the loca	•
ccurate. I further		atements c	laimed on this fo	ined in this document is true and orm may result in the imposition
)ate 11612		Print	Jef W,	Dames
Unattested		_Sign	Mula	ntee/Owner/Agent) circle one
	(verified by)		(Grantor/Grantor/Grantor/Grantor)	ntee/Owner/Agent) circle one

Form RT-1