

20130508000190360 1/3 \$33.00
Shelby Cnty Judge of Probate: AL
05/08/2013 11:30:45 AM 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:
Sharif Lutfi

1108 Willow Creek Court
Alabaster, Alabama 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Seventy-two thousand nine hundred and 00/100 Dollars (\$72,900.00) 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 Sharif Lutfi, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 7, in Block 5, according to the Resurvey of Block 5 of a Resurvey of Breckenridge Park, as recorded in Map Book 11 Page 18 in the Probate Office of Shelby County, Alabama; being situated in 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. Easement/right-of-way to Alabama Power Company as recorded in Real 120, Page 497.
4. Restrictions, covenants and conditions as set out in instrument recorded in Real 45, Page 774.
5. Agreement with Alabama Power Company as to underground cables recorded in Real 69, Page 447 and covenants pertaining thereto recorded in Real 69, Page 450.
6. Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots such rights include but are not limited to roof, foundation, party walls, walkways and entrance.
7. Easements as shown by recorded plat as shown on Map Book 11, Page 18.
8. Restrictions as shown on recorded plat.
9. 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 Instrument Number 20120920000359640, in the Probate Office of Shelby County, Alabama.

\$ 58,320.00 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.



Shelby County, AL 05/08/2013
State of Alabama
Deed Tax: \$15.00

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 2 day of April, 2013.

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

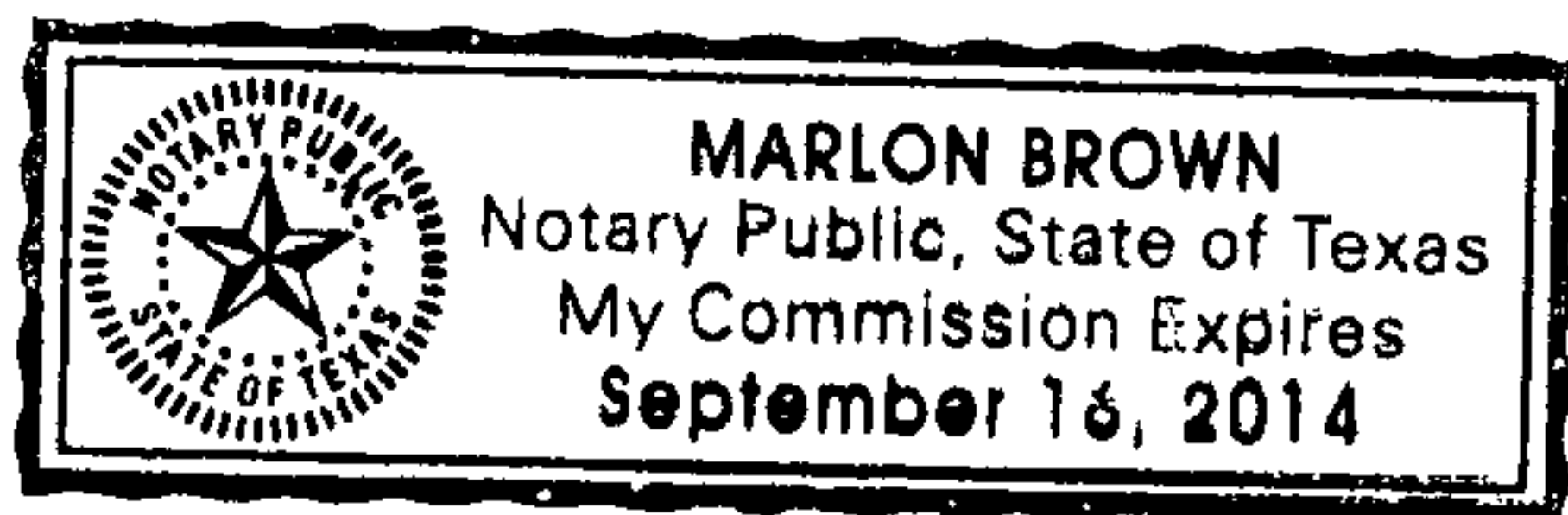
by, *Jamney Davis* **Jamney Davis**
Its VP
As Attorney in Fact

STATE OF Texas

COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jamney Davis**, whose name as VP 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 2 day of April, 2013.



[Signature]
NOTARY PUBLIC
My Commission expires: 9-16-14
AFFIX SEAL

1011235
2012-002616




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State of Alabama)
County of Shelby)

Affidavit of Real Estate Sales Validation

Sharif Anwar Lutfi ("Grantee", whether one or more), after being duly sworn under oath, hereby deposes and states as follows:

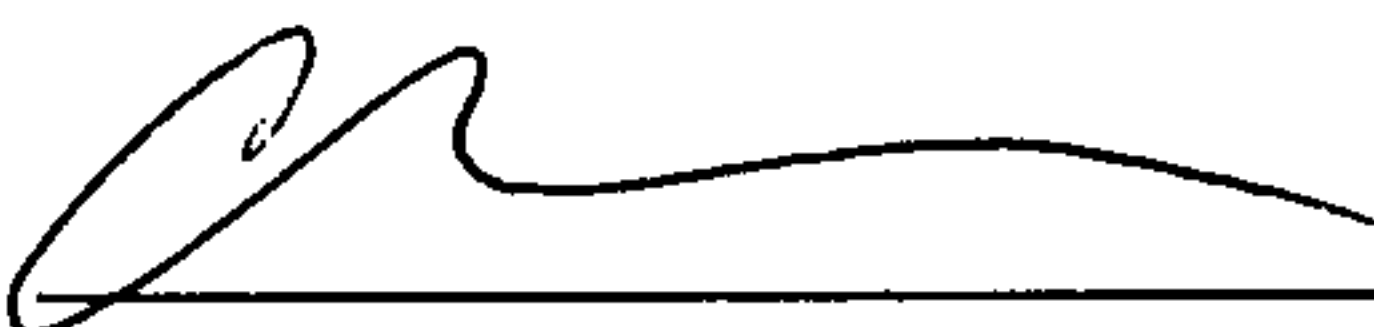
Grantee warrants, represents and certifies in favor of the State of Alabama and Shelby County that, in accordance with Ala. Code §40-22-1, the consideration stated in that certain warranty deed executed by the parties on April 10, 2013 represents the true and correct purchase price for the Property. Grantee further warrants, represents and certifies as follows:

1. The address of the property purchased and sold is 1207 Hillsboro Ln., Helena, AL.
2. The date of sale of the aforementioned property was May 3, 2013.
3. Grantor's address is Federal Home Loan Mortgage Corporation c/o Sirote Permutt, PC
4. Grantee's address is 5905 Waterscape Pass, Hoover, AL 35244.
5. The total purchase price for the property was \$72,900.00
6. The purchase price stated herein is evidenced by the real estate sales contract and HUD 1 Settlement Statement executed by and between the parties to this transaction.

I/we attest, to the best of my/our knowledge and belief that the information contained in this document is true and accurate.

In Witness Whereof, Grantee has executed this affidavit as set forth below.

Grantee:



Sharif Anwar Lutfi

Date:

MAY 03 2013

State of Alabama)
County of Jefferson)

Sworn to and Subscribed before me on this 3 day of May, 2013.



Notary Public

My Commission Expires: _____

ROBERT H. SPRAIN, JR
NOTARY PUBLIC - ALABAMA
JEFFERSON COUNTY
My Commission Expires
JUNE 29, 2013



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