

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

Send Tax Notice to:
Jessie Lowe, Jr.

357 Deer Ridge Lane
Chelsea, AL 35043

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred fifteen thousand and 00/100 Dollars (\$215,000.00) 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Jessie Lowe, Jr., and Edna L. Lowe, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 21, according to the survey of Deer Ridge Lakes, Sector 2, Phase II, as recorded in Map Book 33, Page 116 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 Grantees herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Deed Book 299 page 370.
4. Restrictive covenant as recorded in Inst. 1994 page 29305 and Inst. 20040423000210200.
5. Restrictions as shown on recorded plat.
6. 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. 20120112000015750, in the Probate Office of Shelby County, Alabama.

\$ 100,000⁰⁰ 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 Grantees, their heirs and assigns, forever.



20130523000211190 1/3 \$133.00
Shelby Cnty Judge of Probate, AL
05/23/2013 10:28:44 AM FILED/CERT

Shelby County, AL 05/23/2013
State of Alabama
Deed Tax: \$115.00

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 17 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, [Signature] Charlotte Elliott
Its VP
As Attorney in Fact

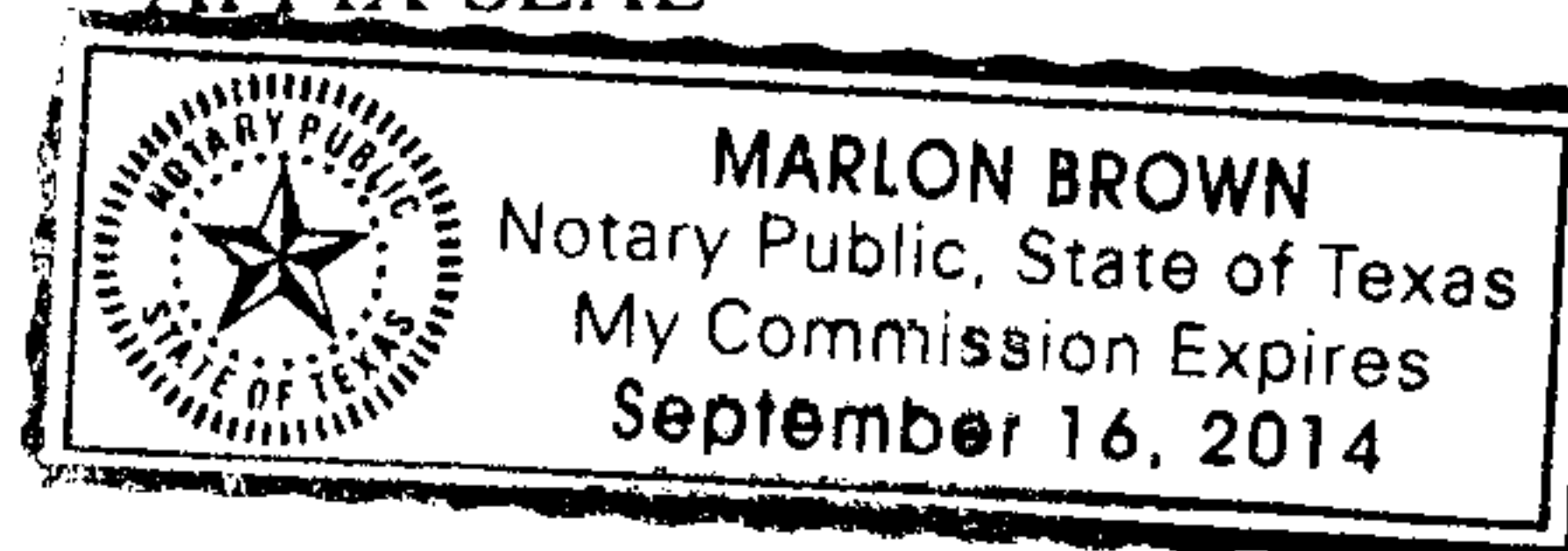
STATE OF TEXAS

COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charlotte Elliott, 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 17 day of April, 2013.

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



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2012-000068

20130523000211190 2/3 \$133.00
Shelby Cnty Judge of Probate, AL
05/23/2013 10:28:44 AM 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 Grantee's Name Jesse Lowe, Jr.
Mailing Address 5000 Plano Corp. Mailing Address 357 Deer Ridge Lane
Carrollton, TX 75010 Chelsea, AL 35043

Property Address 357 Deer Ridge Lane Date of Sale 5/14/13
Chelsea, AL 35043 Total Purchase Price \$ 215,000.00



20130523000211190 3/3 \$133.00
Shelby Cnty Judge of Probate, AL
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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 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 5/22/13 Print Jeff W. Farmer

☐ Unattested ☐ Sign (verified by) (Grantor/Grantee/Owner/Agent) circle one