

20130904000360110 1/3 \$32.50
Shelby Cnty Judge of Probate, AL
09/04/2013 02:22:23 PM FILED/CERT

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

Send Tax Notice to:
Zachary Charles McCain
728 Whippoorwill Drive
Hoover, AL 35244

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

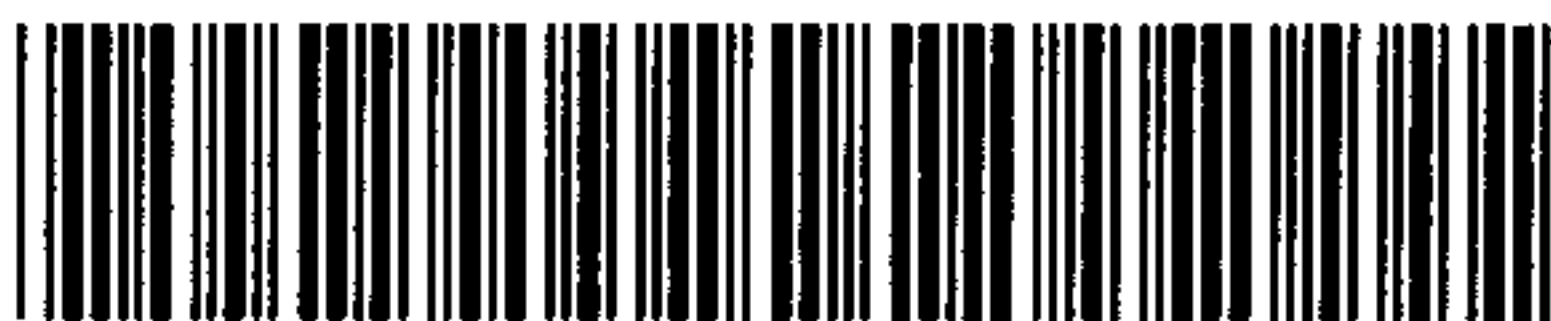
That in consideration of Two hundred forty-four thousand nine hundred and 00/100 Dollars (\$244,900.00) to the undersigned Grantor, Federal Home Loan Mortgage Corporation, a corporation, organized and existing under the laws of the United States of America, by National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services, as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Zachary Charles McCain, and Kathryn Dickerson McCain, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 31, according to the Survey of Third Addition to Riverchase West, as recorded in Map Book 7, Page 139, 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 Grantees herein assume and agree to pay.
3. Restrictive covenant as recorded in Misc. Book 30, Page 443; Misc. Book 14, Page 536; Misc. Book 17, Page 550; Misc. Book 34, Page 549; Volume 346, Page 696; and Volume 346, Page 378.
4. Mineral and Mining Rights as recorded in Volume 127, Page 140.
5. Agreement with Alabama Power as recorded in Misc. Book 30, Page 428.
6. Restrictions as shown on recorded plat.
7. 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. 20121114000436940, in the Probate Office of Shelby County, Alabama.

\$ 232,655.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.



Shelby County, AL 09/04/2013
State of Alabama
Deed Tax: \$12.50

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.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 11 day of July, 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")

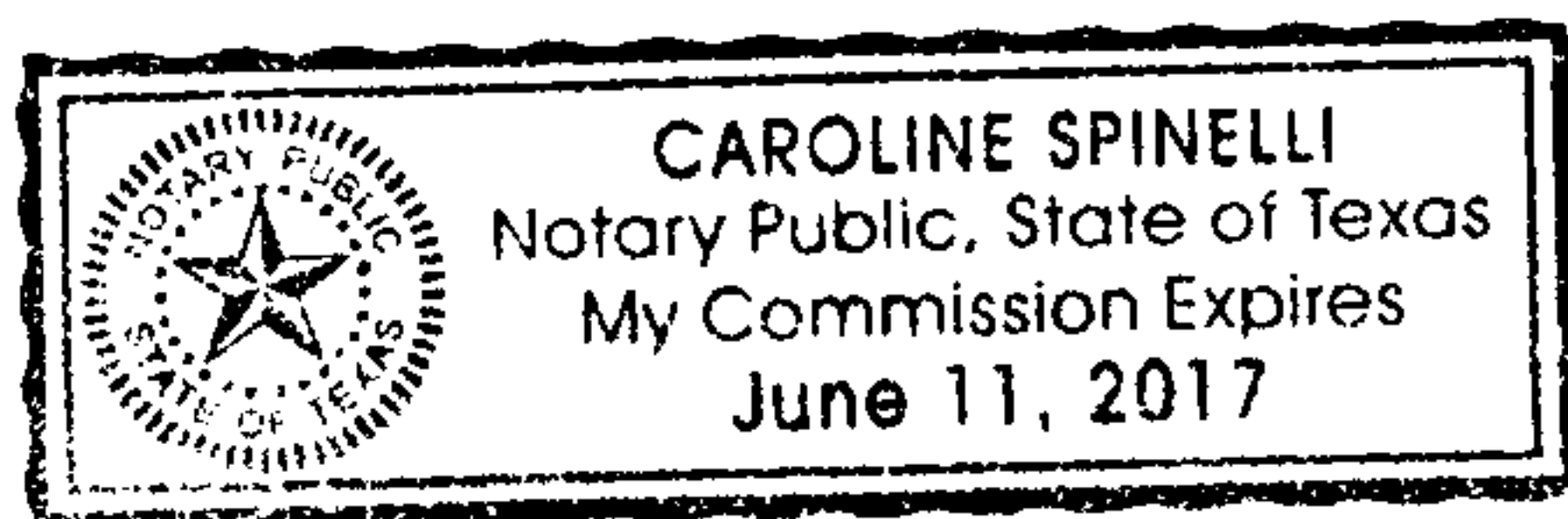
by, Jamey Davis
Its VP
As Attorney in Fact

STATE OF Texas

COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jamey 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 11 day of July, 2013.



Caroline Spinelli
NOTARY PUBLIC
My Commission expires: June 11 2017
AFFIX SEAL

1022361
2012-003131

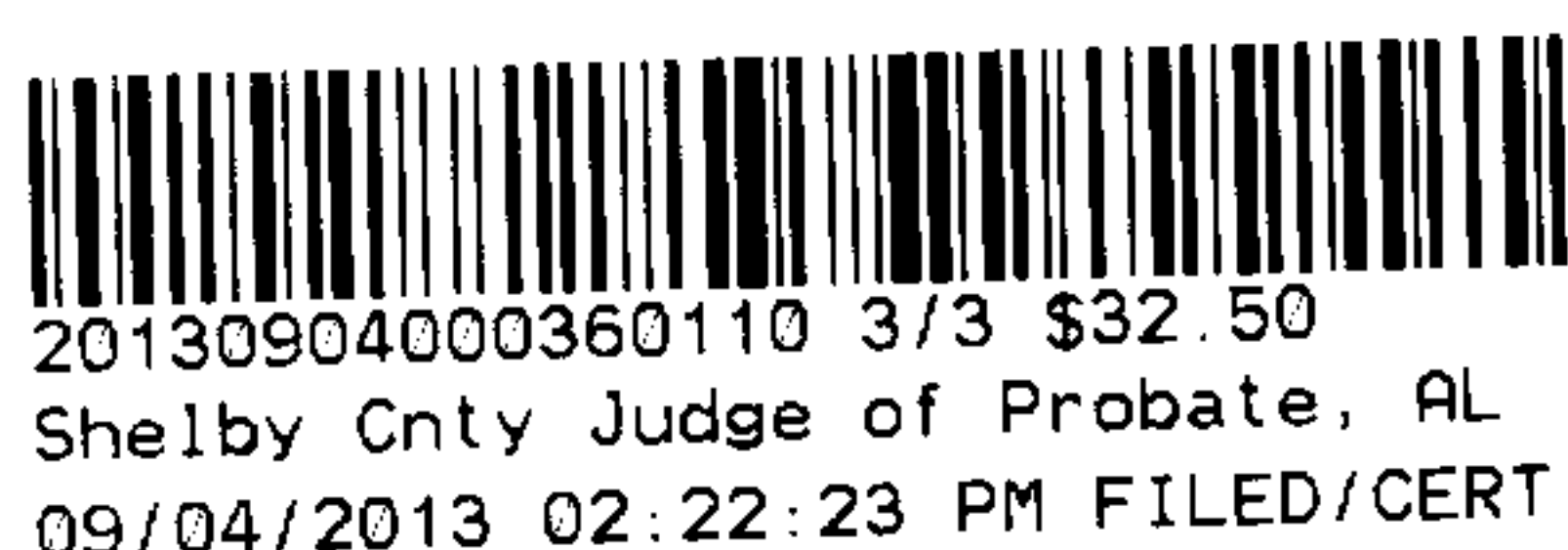



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Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Federal Home Loan Mortgage Corporation	Grantee's Name	Zachary C. McCain and Kathryn D. McCain
Mailing Address	Asset Number 1022361, 5000 Plano Parkway Carrollton, TX 75010	Mailing Address	302 Calloway Terrace Pelham, AL 35124

Property Address 728 Whippoorwill Drive
Hoover, AL 35244



Date of Sale August 29, 2013
Total Purchase Price \$244,900.00

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 - Federal Home Loan Mortgage Corporation, Asset Number 1022361, 5000 Plano Parkway, Carrollton, TX 75010.

Grantee's name and mailing address - Zachary C. McCain and Kathryn D. McCain, 302 Calloway Terrace, Pelham, AL 35124.

Property address - 728 Whippoorwill Drive, Hoover, AL 35244

Date of Sale - August 29, 2013.

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 with 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: August 29, 2013

Sign

Agent