

This instrument prepared by:  
Jeff G. Underwood, Attorney  
Sirote & Permutt P.C.

2311 Highland Avenue South  
Birmingham, Alabama 35205

Send Tax Notice to:

Heather S. DeVane

Robert O. Shepherd

Sandra J. Shepherd

128 Indian Gate Circle  
Birmingham, AL 35242

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Three hundred seventy-five thousand and 00/100 Dollars (\$375,000.00) 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 Heather S. DeVane, Robert O. Shepherd, and Sandra J. Shepherd, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 6, according to the Survey of Amended Indian Gate, as recorded in Map Book 33, Page 64, 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. Easement/right-of-way to Moody E. Farley as recorded in Instrument #2002-6237.
4. Easement/right-of-way to Shelby County Waste Water as recorded in Instrument #2002-6238.
5. Easement/right-of-way to Alabama Power Company as recorded in Book 186, Page 194 and Book 232, Page 289..
6. Restrictive covenant as recorded in Instrument #2004-5771; Instrument #2003-70794 and Instrument #2003-70796.
7. Mineral and Mining Rights as recorded in Deed Book 42, Page 246.
8. Easement to Shelby County in Book 216, Page 9
9. Rights of public 60 foot road along the southeast boundary of subject property.
10. Right of way in favor of Shelby County recorded in Deed Book 216, Page 9 in said Probate Office.
11. Restrictions as shown on recorded plat.
12. 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 #20130517000204540, in the Probate Office of Shelby County, Alabama.

\$ 300,000<sup>00</sup> of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.



Shelby County, AL 10/22/2013  
State of Alabama  
Deed Tax: \$75.00

20131022000418470 1/3 \$95.00  
Shelby Cnty Judge of Probate, AL  
10/22/2013 01:02:13 PM FILED/CERT

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 10 day of October, 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, Charlotte Elliott  
Its VP  
As Attorney in Fact

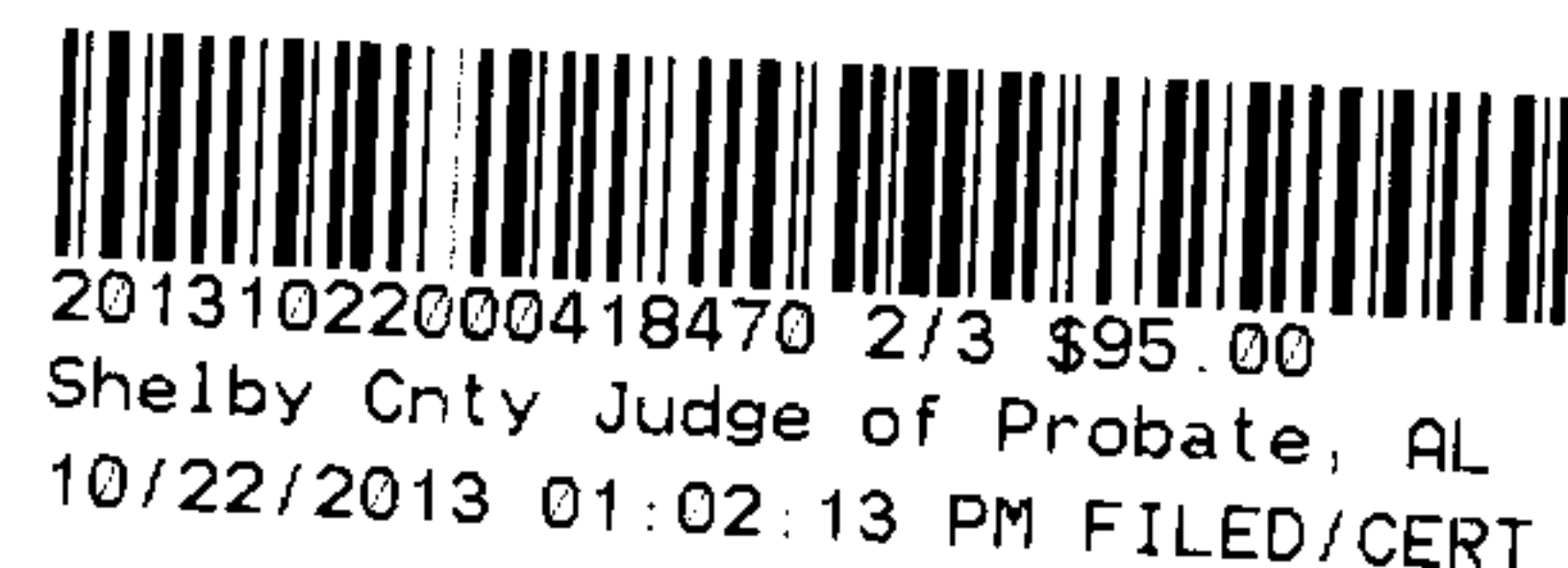
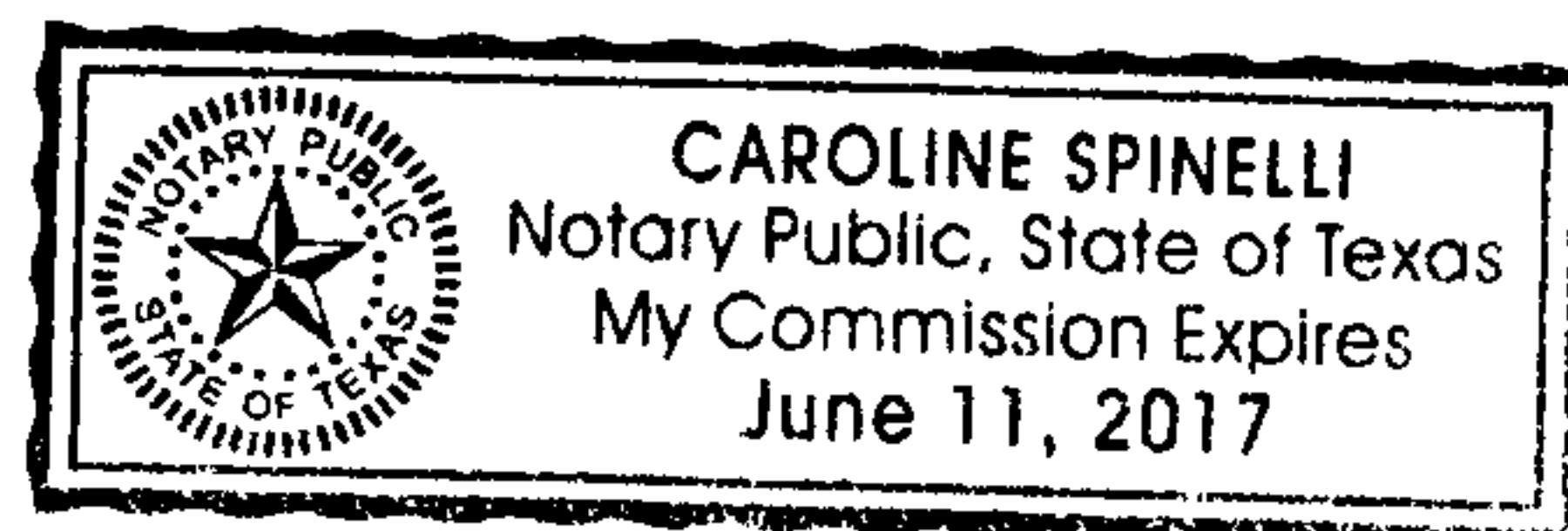
STATE OF Texas  
COUNTY OF Dallas

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 10 day of October, 2013.

Caroline Spinelli  
NOTARY PUBLIC  
My Commission expires: 6-11-17  
AFFIX SEAL

1056516  
2013-002051





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  
Mailing Address Mortgage Corporation  
1410 Springhill Road  
McLean, VA 22102

Grantee's Name Heather S. DeVine  
Mailing Address 128 Indian Gate Circle  
Birmingham, AL 35212

Property Address 128 Indian Gate Circle  
Birmingham, AL  
35212

Date of Sale 10/1/13

Total Purchase Price \$ 315,000

or

Actual Value

\$

or

Assessor's Market Value \$



20131022000418470 3/3 \$95.00  
Shelby Cnty Judge of Probate, AL  
10/22/2013 01:02:13 PM FILED/CERT

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 - 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 10/1/13

Print Jeff W. Farmer

Unattested

Sign

(verified by)

Grantor/Grantee/Owner/Agent circle one

Form RT-1