

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

Send Tax Notice to:
Michael James Hall
Nicole Carbo Hoffman
~~180 Highway 416~~
~~Wilsonville, AL 35186~~

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred twenty-eight thousand and 00/100 Dollars (\$128,000.00) 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 Michael James Hall, and Nicole Carbo Hoffman, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

The land referred to in this Commitment is located in the County of Shelby, State of Alabama, and described as follows:

Begin at the Northwest corner of Lot No. 15, of Walters Cove, Third Sector, as recorded in Map Book 5, Page 71, in the Office of the Probate Judge of Shelby County, Alabama, said point lying on the South right of way line of Walters Drive (Co. 416); thence proceed South 73 degrees 10 minutes West (MB) along the South right of way line of said Walters Drive for a distance of 150 feet; thence turn an angle of 90 degrees to the left and proceed for a distance of 250 feet; thence turn an angle of 90 degrees to the left and proceed parallel to the South right of way line of Walters Drive for a distance of 150.00 feet; thence turn an angle of 90 degrees to the left and proceed for a distance of 250 feet to point of beginning. Said parcel lying in the Southeast 1/4 of Northwest 1/4, Section 23, Township 21 South, Range 1 East, 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 Book 248, Page 750.
- 4) 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. 201212110004736760, in the Probate Office of Shelby County, Alabama.

\$ 121,600.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.



20131204000470530 1/3 \$26.50
Shelby Cnty Judge of Probate, AL
12/04/2013 02:50:38 PM FILED/CERT

Shelby County, AL 12/04/2013
State of Alabama
Deed Tax: \$6.50

13-1411

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 23 day of September, 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]* **Jamey Davis**
Its *VP*
As Attorney in Fact

STATE OF Texas

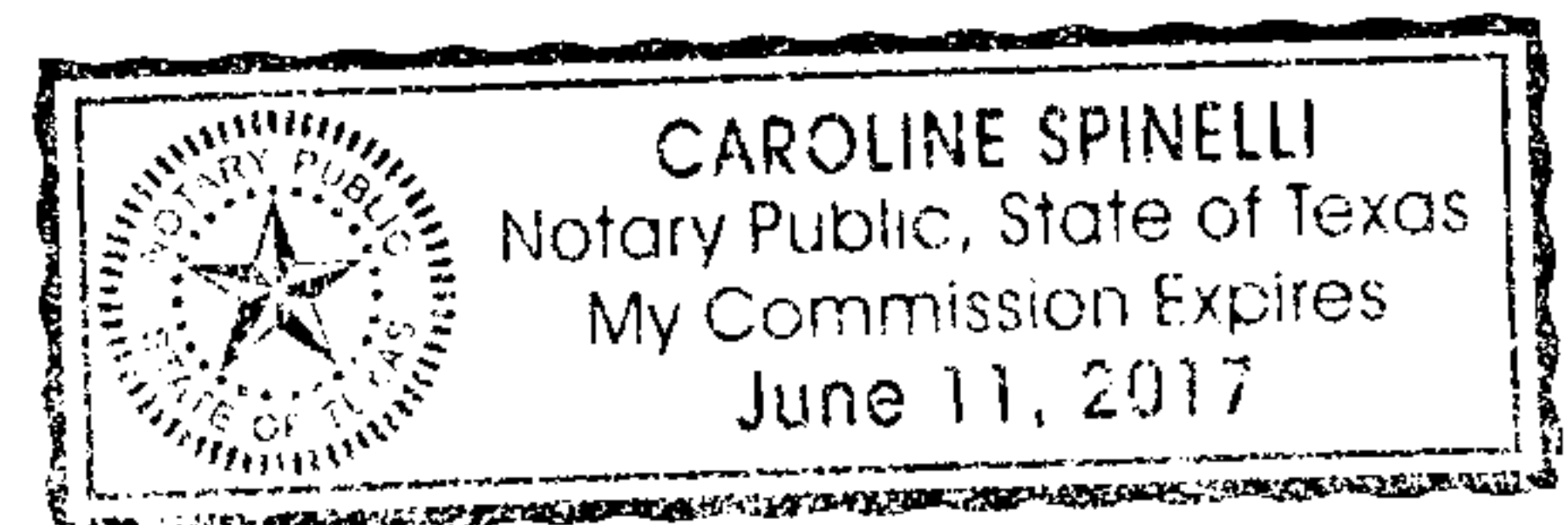
COUNTY OF Dallas

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 23 day of September, 2013.

[Signature] **Caroline Spinelli**
NOTARY PUBLIC
My Commission expires: 6-11-17
AFFIX SEAL

1028683
2012-003534



[Signature]
20131204000470530 2/3 \$26.50
Shelby Cnty Judge of Probate, AL
12/04/2013 02:50:38 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975 § 40-22-1

Grantor's Name: Federal Home Loan Mortgage Corp Grantee's Name: Michael James Hall
Nicole Carlo Hoffman

Mailing Address: 5000 Plano Parkway Mailing Address: 2208 County Ridge Way
Carrollton, TX 75010 Birmingham, AL 35216

Property Address: 180 Highway 416
Wilsonville, AL 35186

Date of Sale: 11/22/13 Total Purchase Price: \$ 128,000.00
OR Actual Value: \$ _____
OR Assessor's Value: \$ _____

The Purchase Price or Actual Value claimed on this form can be verified in the following documentary evidence: (Recordation of 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 is 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 § 40-22-1 (h).

Date: 11-22-13

Print Name: Michael James Hall

Signature: [Signature]
☐ Grantor ☒ Grantee ☐ Owner ☐ Agent

☐ Unattested _____
(Verified by)


20131204000470530 3/3 \$26.50
Shelby Cnty Judge of Probate, AL
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