



20140422000118260 1/4 \$34.50  
Shelby Cnty Judge of Probate, AL  
04/22/2014 03:32:05 PM FILED/CERT

Shelby County, AL 04/22/2014  
State of Alabama  
Deed Tax:\$11.50

Commitment Number: 3209031

Seller's Loan Number: 1076733

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:

ServiceLink, R 3209031  
FNF's National Lender Platform  
1400 Cherrington Parkway  
Moon Township, PA 15108

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**

mortgage amt \$215,650.00 14-8-27-3-002-023.000

**SPECIAL WARRANTY DEED**

**Federal Home Loan Mortgage Corporation**, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for \$227,000.00 (Two Hundred Twenty Seven Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **LINDSAY VANOVER, a single person**, hereinafter grantee, whose tax mailing address is **213 Macallan Dr, Pelham, AL 35124**, the following real property:

**ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF SHELBY, STATE OF ALABAMA, DESCRIBED AS FOLLOWS:**

**LOT 1329, ACCORDING TO THE FINAL PLAT OF MACALLAN AT BALLANTRAE PHASE 1, AS RECORDED IN MAP BOOK 37, PAGE 14, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

Being the same property as conveyed from **AARON NELSON, AUCTIONEER** to **FEDERAL HOME LOAN MORTGAGE CORPORATION**, as described in **INSTRUMENT NO. 20130809000325490**, Recorded **08/09/2013** in **SHELBY County Records**.


**Property Address is: 213 MACALLAN DR, PELHAM, AL 35124-6245**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **2013080900325490**

  
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Executed by the undersigned on 1-23, 2014:

**Federal Home Loan Mortgage Corporation**

By: **Chicago Title Insurance Company, its Attorney in Fact.**

By: 

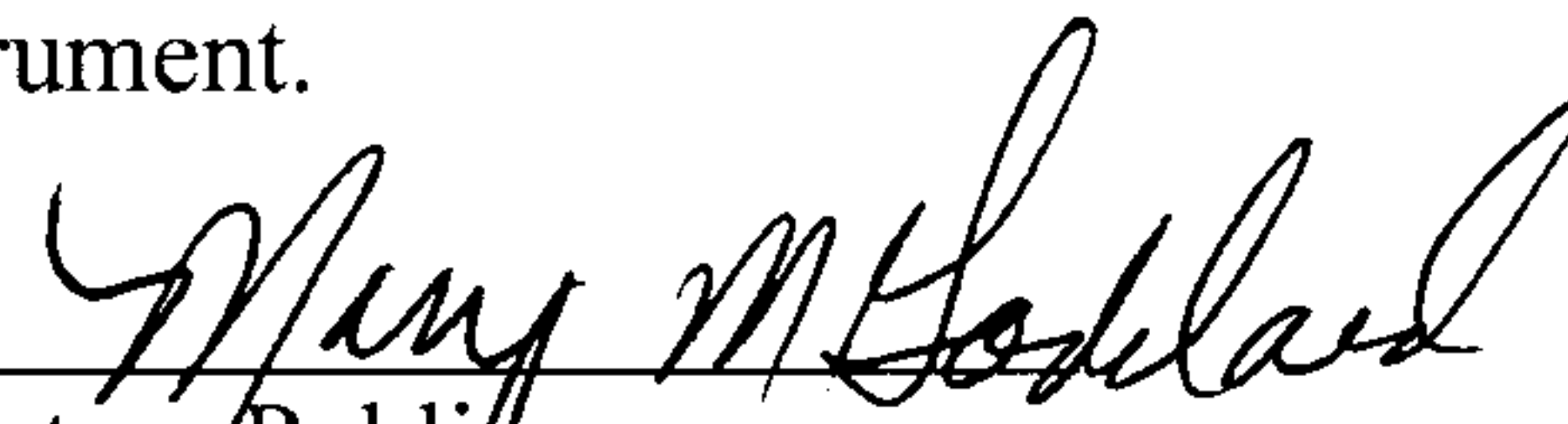
Print Name: **Cherri Springer**


Its: **AVP**

A Power of Attorney relating to the above described property was recorded on 02/26/2008 at Document Number: 20080226000076640.

STATE OF **PA**  
COUNTY OF **ALLEGHENY**

The foregoing instrument was acknowledged before me on 1-23, 2014 by **Cherri Springer**, **AVP** of ServiceLink, a Division of Chicago Title Insurance Company on behalf of Federal Home Loan Mortgage Corporation as its Attorney in Fact, who is personally known to me or has produced \_\_\_\_\_ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

  
Notary Public  
Mary M Goddard

  
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COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Mary M. Goddard, Notary Public  
Hopewell Twp., Beaver County  
My Commission Expires Sept. 4, 2017  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES



# 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  
Mailing Address 5000 Plano Parkway, Carrollton, Texas 75010

Grantee's Name LINDSAY VANOVER  
Mailing Address 213 Macallan Dr., Pelham, AL 35124

Property Address 213 MACALLAN DR, PELHAM, AL 35124-6245

Date of Sale 1-23-14  
Total Purchase Price 227,000.00  
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 - 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 3-14-14

Unattested

Laboran  
(verified by)

Print

Sign

[Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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