

Return to:
Chad Davis
c/o Century 21 Advantage
2200 Valleydale Road, Ste. 100
Birmingham, AL 35244

SPECIAL WARRANTY DEED

STATE OF Pennsylvania)
COUNTY OF Allegheny)

Send Future Tax Notices to:
Chad Davis
5084 Meadowbrooke Road
Alexander City, AL 35242

THIS SPECIAL WARRANTY DEED made as of the 29 day of May, 2020, by and between Federal Home Loan Mortgage Corporation ("Grantor"), and Chad Davis ("Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, the following described property situated in Shelby County, Alabama, to wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS: LOT 43-A ACCORDING TO A RE-SUBDIVISION OF LOTS 42, 43, 44, 45, ACCORDING TO THE MAP OF MEADOW BROOK 7TH SECTOR, 2ND PHASE, AS RECORDED IN MAP BOOK 19, PAGE 16, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Commonly known as 5084 Meadowbrook Road, Birmingham, AL 35242.

Parcel ID: 10 1 12 0 001 001.080

TO HAVE AND TO HOLD unto the said Grantee and Grantee's heirs and assigns forever. And Grantor does for itself and its personal representatives covenant with the said Grantee, Grantee's heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances and that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs and personal representatives shall warrant and defend the same to the said Grantee, Grantee's heirs and assigns forever, against the lawful claims of all persons. The above conveyance includes all structures presently built, constructed, or set on the above described property.

Source of Title Deed Instrument: 20191011000376450

Fair Market Value: \$290,000.00

The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.

The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. No survey was provided to the scrivener for the preparation of this deed. The description was provided by the Grantor.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 29 day of May, 2020.

[Signature page follows]

GRANTOR:

Federal Home Loan Mortgage Corporation
By Radian Settlement Services, Attorney in Fact

By: Daniel Lyden as POA

Its: POA

STATE OF PA
COUNTY OF Allegheny

I, DeAnna Lynn Barton, a Notary Public for the State of
Pennsylvania, do hereby certify that Radian Settlement Services, Attorney in Fact
whose name 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 said conveyance, executed the same
voluntarily on the day the same bears date.

Given under my hand this the 29th day of May, 2020.

(NOTARY SEAL)

DeAnna Lynn Barton
Notary Public
My commission expires: 4/11/2023

This instrument was prepared by:
Bill W. Pemerton, Esq. (AL Bar ID: PEM002)
735 Broad Street, Suite 306
Chattanooga, TN 37402

Commonwealth of Pennsylvania - Notary Seal
DeAnna Lynn Barton, Notary Public
Allegheny County
My commission expires April 11, 2023
Commission number 1232540
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	Grantee's Name	Chad Davis
Mailing Address	5000 Plano Parkway	Mailing Address	2200 Valleydale Rd., #100
	Carrollton, TX 75010		Birmingham, AL 35244
Property Address	5084 Meadowbrook Road	Date of Sale	May 29, 2020
	Birmingham, AL 35242	Total Purchase Price	\$ 290,000.00
		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	☐ 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).

Richard J. Bostick for Radian Settlement Services, Inc. by Power of Attorney for Federal Home Loan Mortgage Corporation

Date	7-24-20	Print	Richard J. Bostick
Unattested		Sign	Richard J Bostick
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
07/27/2020 08:21:42 AM
\$321.00 CHERRY
20200727000312160

Allen S. Bayl