

)
)
)
)
)
)
)
)
)
)


20120305000077290 1/3 \$179.00
Shelby Cnty Judge of Probate, AL
03/05/2012 12:50:27 PM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

Recording Requested By & Return To:
Chicago Title ServiceLink Division
4000 Industrial Blvd (3)
Aliquippa, PA 15001
SL # 2414774
Property Tax ID#: 10-1-12-0-007-080.000
Commitment #:2414774
Seller Loan #: 812559

SPECIAL WARRANTY DEED

Know all men by these presents: That for and in consideration of One Hundred Sixty Thousand and 00/100 (\$160,000.00) Dollars and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, that FEDERAL HOME LOAN MORTGAGE CORPORATION, whose post office address is 5000 Plano Parkway, Carrollton, TX 75010 (herein referred to as Grantor), does hereby grant, bargain, sell and convey LOREN A STIFFLER and VALARIE STIFFLER*, as joint tenants with rights of survivorship, whose post office address 3192 Bradford Pl. Birmingham, AL 35242, (herein referred to as Grantees), the following lot or parcel of land, situated in Shelby County, Alabama, and being more particularly described as follows:

* husband and wife

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Prior Instrument Reference : In Reception Doc # 20100914000300230 on 09/14/2010
POA Recording Information: Reception# Doc # 20080226000076640 on 02/26/2008
Property Address: 5224 Harvest Ridge Lane, Birmingham, AL 35242

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property

And Grantor does for Grantor and for Grantor's executors, and administrators covenant with the said GRANTEES, Grantees' heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that Grantor is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell, that the executors and administrators shall specially warrant and defend same to said Grantees, Grantees' heirs and assigns forever, against lawful claims of all persons.

To have and to hold unto the said Grantees forever.

In witness whereof, Grantor has hereunto set a hand and seal this 6 day of February, 2012.

FEDERAL HOME LOAN MORTGAGE CORPORATION

By: CHICAGO TITLE INSURANCE COMPANY,
Its: Attorney in Fact

By: Melissa Harvey
Melissa Harvey
Title: AUP

Nathan Elliott
Witness

Nathan Elliott
Printed Name

Ashley Holmes
Witness

Ashley Holmes
Printed Name

STATE OF PA

COUNTY OF Beaver

20120305000077290 2/3 \$179.00
Shelby Cnty Judge of Probate, AL
03/05/2012 12:50:27 PM FILED/CERT

I, Christina Michelle McCartney, hereby certify that Melissa Harvey
its: AUP of CHICAGO TITLE INSURANCE COMPANY, as The Attorney
In-Fact, For: FEDERAL HOME LOAN MORTGAGE CORPORATION, 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 the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand this 6 day of February, 2012.

Christina Michelle McCartney
Notary Public

My commission expires:

4/7/2015

Prepared By:
Curphey & Badger Law
c/o Angelina Whittington, Esquire
3849 Lithia Pinecrest Rd.
Valrico, FL 33546

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Christina Michelle McCartney, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 7, 2015
MEMBER PENNSYLVANIA ASSOCIATION OF NOTARIES

EXHIBIT "A"

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, BEING KNOWN AND DESIGNATED AS FOLLOWS:

LOT 80, ACCORDING TO THE SURVEY OF 11TH SECTOR, MEADOW BROOK, AS RECORDED IN MAP BOOK 9, PAGE 6 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

BEING THE SAME PROPERTY AS CONVEYED FROM STANDARD MORTGAGE CORPORATION TO FEDERAL HOME LOAN MORTGAGE CORPORATION, AS DESCRIBED IN DOC #20100914000300240, DATED 08/18/2010, RECORDED 09/14/2010 IN SHELBY COUNTY RECORDS.

PROPERTY ADDRESS: 5224 Harvest Ridge Lane, Birmingham, AL 35242


20120305000077290 3/3 \$179.00
Shelby Cnty Judge of Probate, AL
03/05/2012 12:50:27 PM FILED/CERT

Shelby County, AL 03/05/2012
State of Alabama
Deed Tax: \$160.00