



20120605000197480 1/3 \$168.00  
Shelby Cnty Judge of Probate, AL  
06/05/2012 01:48:31 PM FILED/CERT

---

STATE OF ALABAMA  
SHELBY COUNTY

~~Return to and~~ mail tax statements to:

Michael Anthony Cencula III

4905 Cahaba Valley Trace  
Birmingham, AL 35242

Property Tax ID#: 10-5-15-0-002-062-005

Reference # 773645393

Order # 6777104d

SOURCE OF TITLE BK. 2011 PG. 24051

## SPECIAL WARRANTY DEED

Know all men by these presents: That for and in consideration of One hundred Fifty thousand and 00/100 (\$150,000) 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 Pkwy, Carrollton TX 75010 (herein referred to as Grantor), does hereby grant, bargain, sell and convey MICHAEL ANTHONY CENCULA III, a(n) Single man, whose post office address is 4905 Cahaba Valley Tr, Birmingham (herein referred to as Grantee), the following lot or parcel of land, situated in Shelby County, Alabama, and being more particularly described as follows:

### SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 4905 Cahaba Valley Trace, 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 GRANTEE, Grantee's 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 Grantee, Grantee's heirs and assigns forever, against lawful claims of all persons.

To have and to hold onto the said Grantee forever.

In witness whereof, Grantor has hereunto set a hand and seal this 17 day of April, 2012.

[Signature]  
Witness

**FEDERAL HOME LOAN MORTGAGE CORPORATION**

[Signature]  
By: National Default REO Services, a Delaware Limited Liability Company doing business as First American Asset Closing Services ("FAACS"), as Attorney in fact and/or agent

[Signature] **Charlotte Elliott**

Tracy Eiley  
Printed Name

[Signature]  
Witness

**Nicole Dalrymple-Hall**

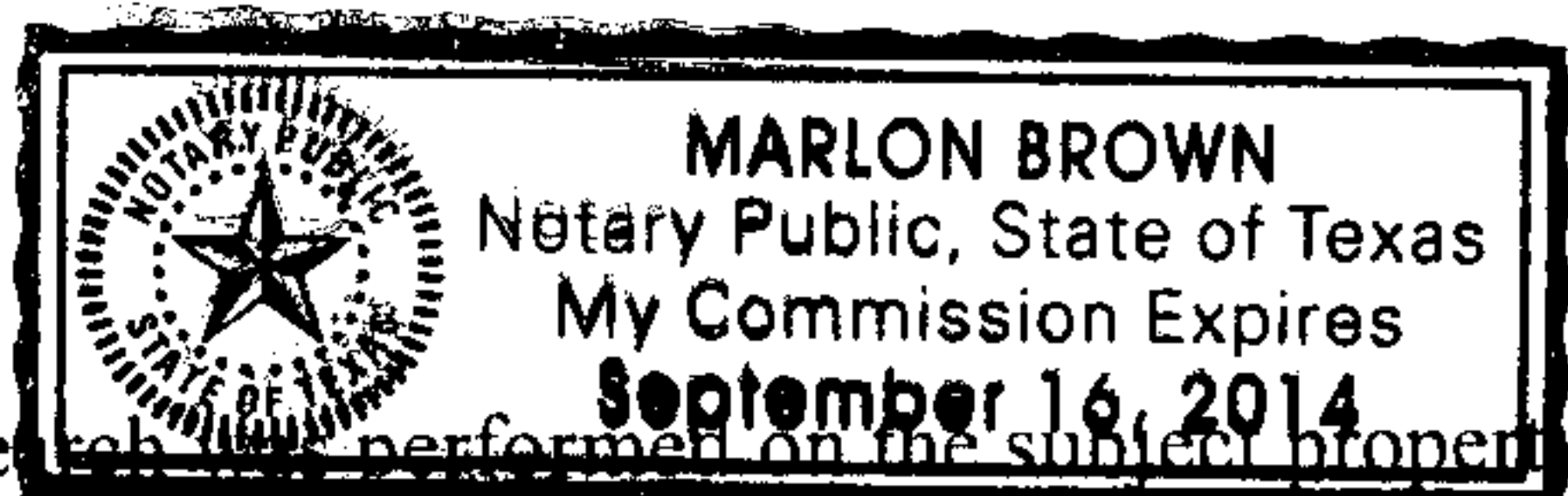
Printed Name

STATE OF Texas }

COUNTY OF Dallas }

I, Marlon Brown, hereby certify that Charlotte Elliott its: [Signature], For: National Default REO Services, a Delaware Limited Liability Company doing business as First American Asset Closing Services ("FAACS"), as attorney in fact and/or agent 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 17 day of April, 2012.



[Signature]  
Notary Public MARLON BROWN  
My commission expires: 9-16-14

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

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

**EXHIBIT "A"**



LOT 6, ACCORDING TO THE MAP OF CALDWELL MILL ESTATES, AS RECORDED IN MAP BOOK 7, PAGE 52, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO FEDERAL HOME LOAN MORTGAGE CORPORATION FROM MELVIN COWAN, ACTIONEER,, BY DEED DATED AUGUST 3, 2011 AND RECORDED AUGUST 15, 2011 IN BOOK 2011 PAGE 24051 OF OFFICIAL RECORDS.

APN: 10-5-15-0-002-062-005

PROPERTY ADDRESS: 4905 Cahaba Valley Trace, Birmingham, AL 35242

 CENCULA  
45162851

AL

FIRST AMERICAN ELS  
SPECIAL WARRANTY DEED



WHEN RECORDED, RETURN TO:  
FIRST AMERICAN MORTGAGE SERVICES  
1100 SUPERIOR AVENUE, SUITE 200  
CLEVELAND, OHIO 44114  
NATIONAL RECORDING



20120605000197480 3/3 \$168.00  
Shelby Cnty Judge of Probate, AL  
06/05/2012 01:48:31 PM FILED/CERT

Shelby County, AL 06/05/2012  
State of Alabama  
Deed Tax: \$150.00