



20120817000304830 1/3 \$25.00
Shelby Cnty Judge of Probate, AL
08/17/2012 11:03:46 AM FILED/CERT

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

Send Tax Notice to:
Samuel Russell Garner

*114 Grande View Circle
Maylene, AL 35714*

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred forty thousand and 00/100 Dollars (\$140,000.00) 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 Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Samuel Russell Garner, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 7-A, according to the Scott's Resurvey of Lots 6 & 7, of Grande View Estate, Givianpour Addition to Alabaster, as recorded in Map Book 20 Page 45, in the Probate Office of 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 Grantee herein assume and agree to pay.
3. Easement of Right of Way to Shelby County recorded in Deed Book 245, Page 270.
4. Mineral and mining rights excepted in Deed Book 112, Page 607.
5. Restrictions, covenants and conditions as set out in instruments recorded in Inst. No. 1995-5892, as amended by Inst. No. 1995-28543.
6. Articles of Incorporation of Grande View Estates Homeowner's Association, Inc. as set forth in Inst. No. 1995-5890 and By-Laws thereto recorded in Inst. No. 1995-5891.
7. Easements, reservations and conditions described in deed recorded in Inst. No. 1995-16855, including a right of first refusal.
8. Easements as described in deed recorded in Inst. No. 1995-16855.
9. Release of damages as recorded in deed recorded in Inst. No. 1995-16855.
10. Decree of Condemnation as shown in instrument recorded in Real Volume 274, Page 519.
11. 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 Instrument Number 20110824000250560, in the Probate Office of Shelby County, Alabama.

\$ 133,000⁰⁰ of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 Grantee, his/her heirs and assigns, forever.



Shelby County, AL 08/17/2012
State of Alabama
Deed Tax: \$7.00

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 7 day of June, 2012.

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]
Its V.P. Charlotte Elliott
As Attorney in Fact

STATE OF Texas

COUNTY OF Dallas

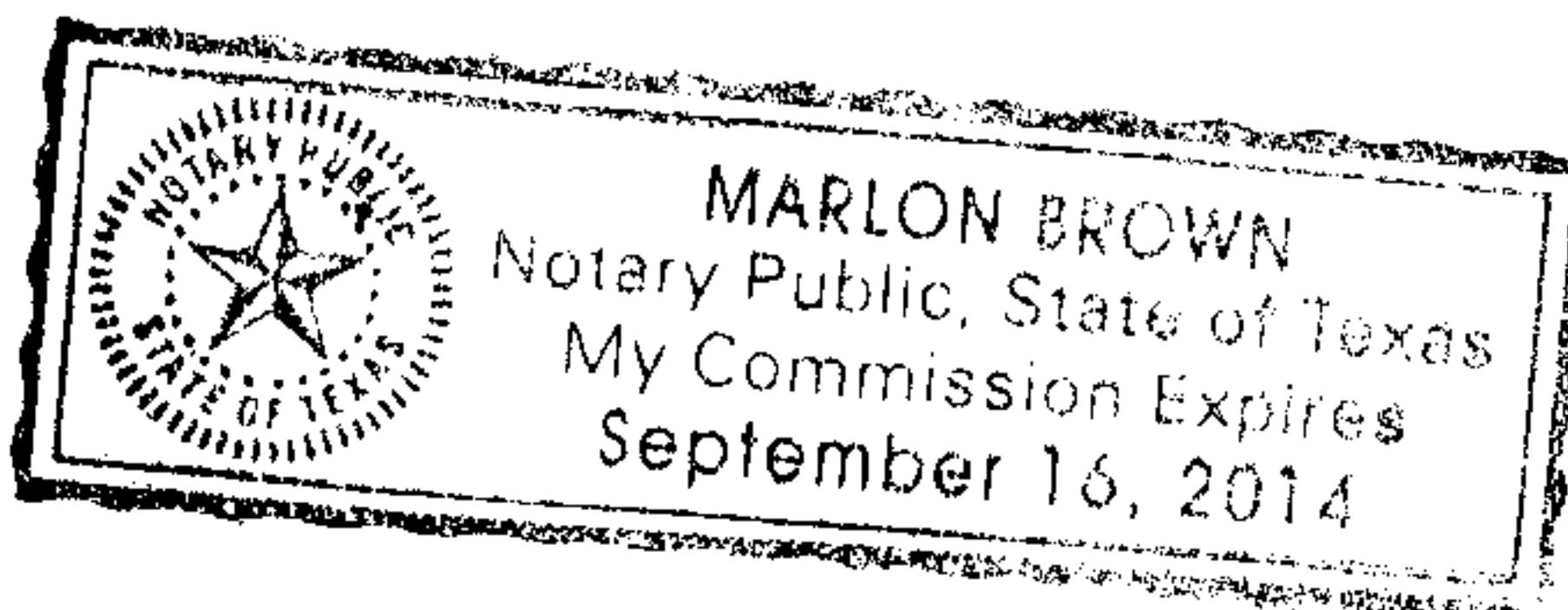
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charlotte Elliott, whose name as V.P. of Authorized Signer National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), as Attorney in Fact for Federal 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 7 day of June, 2012.

[Signature]
NOTARY PUBLIC

My Commission expires: 9-16-14
AFFIX SEAL

909282
2011-003572




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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 Mtg Corp.
Mailing Address 5800 Plano Pkwy.
Carrollton, TX 75010

Grantee's Name Samuel Russell Garner
Mailing Address 114 Grande View Circle
Maylene, AL 35114

Property Address 114 Grande View Circle
Maylene, AL 35114

Date of Sale 8/6/12

Total Purchase Price \$ 140,000

or

Actual Value \$

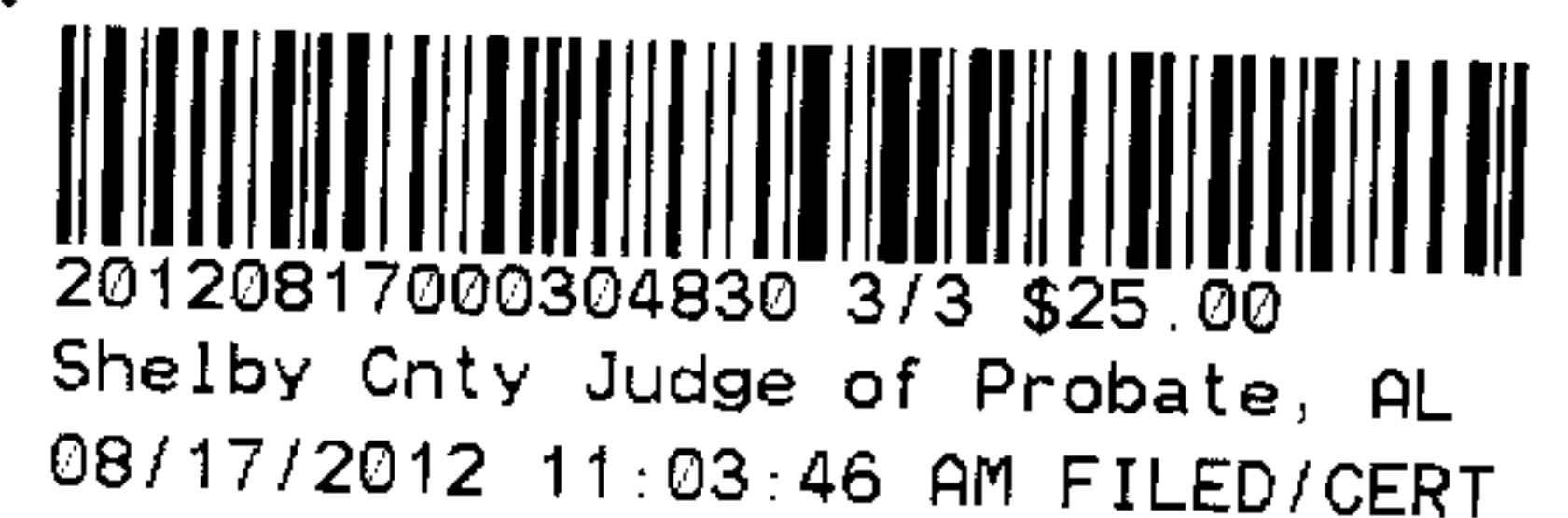
or

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 8/15/12

Print Jeff W. Farmer

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one