



20120905000334510 1/3 \$20.00
Shelby Cnty Judge of Probate, AL
09/05/2012 08:43:49 AM FILED/CERT

Reli Settlement Solutions, LLC
3595 Grandview Parkway, Suite 600
Birmingham, Alabama 35243

BHM1200667

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

Send Tax Notice to:
Janet Weirich
Richard Weirich
1032 Seminole Place
Calera, AL 35040

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred fifty-one thousand and 00/100 Dollars (\$151,000.00) 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Janet Weirich, and Richard Weirich, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 48, according to the Survey of The Reserve at Timberline, as recorded in Map Book 34, Page 117 A, B, C and D, 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 Grantees herein assume and agree to pay.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Real 34, Page 130; Real 240, Page 935; Real 34, Page 917; Real 37, Page 593; Volume 239, Page 526 and Volume 271, Page 918.
Right of way granted to South Central Bell Telephone Company recorded in Real 168, Page 563; Real 257, Page 174 and Volume 311, Page 435.
Less and Except any part lying within any road right of way and railroad right of way.
Right of way granted to Alabama Power Company recorded in Volume 323, Page 131; Volume 219, Page 75 and Inst. No. 2002-6355.
Covenants and restrictions of recorded in Instrument 20050329000141930 in the office of the Judge of Probate, Shelby County, Alabama.
4. Restrictions as shown on recorded plat.
5. 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 No. 20120525000186360, in the Probate Office of Shelby County, Alabama.

\$ 155,983.00 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 Grantees, their heirs and assigns, forever.

2012-001575 *SWD*

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 18 day of July, 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 Jamey Davis
As Attorney in Fact

STATE OF TX

COUNTY OF Dallas

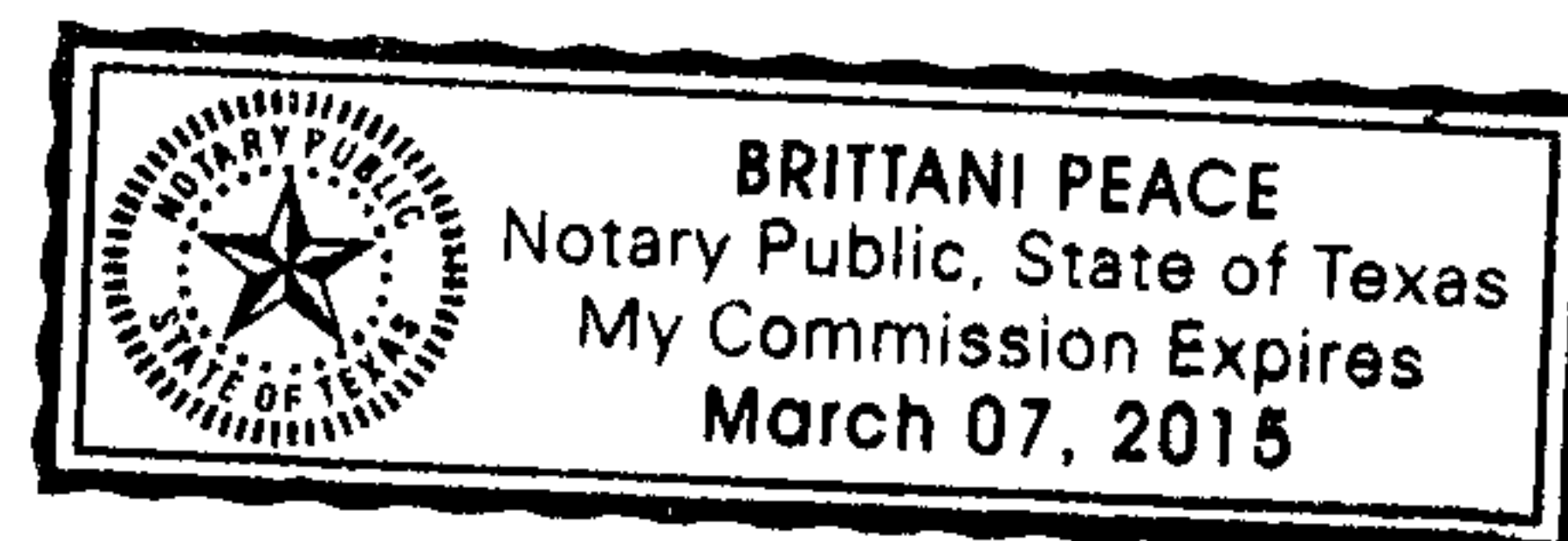
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jamey Davis, whose name as [Signature] of Authorized Signer National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), as Attorney in Fact for Federal 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 18 day of July, 2012.


[Signature]
NOTARY PUBLIC

My Commission expires:
AFFIX SEAL

984428
2012-001575



2012-001575 *SWD*


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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 Mortgage Corporation	Grantee's Name	Janet & Richard Weirich
Mailing Address	5000 Plano Parkway Carrollton, Texas 75010	Mailing Address	1032 Seminole Place Calera, Alabama 35040
Property Address	1032 Seminole Place Calera, Alabama 35040	Date of Sale	August 17th, 2012
		Total Purchase Price	\$ 151,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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).

Date 08/17/2012

Print By: Jennifer L. Banik
Reli Settlement Solutions, LLC

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form DT-1
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