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20121121000447270 1/4 \$66.00
Shelby Cnty Judge of Probate, AL
11/21/2012 11:58:03 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

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

Ken R Sullivan

3436 Ivy Chase Cir
Hoover AL 35226

Shelby County, AL 11/21/2012
State of Alabama
Deed Tax: \$45.00

Property Tax ID#: 35-1-02-3-001-012-000

Reference #: 811561654

Order #: 7048822d

SPECIAL WARRANTY DEED

Know all men by these presents: That for and in consideration of Forty Five thousand and 00/100 (\$ 45,000) 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, KEN R SULLIVAN, a(n) married man, whose post office address is 3436 Ivy Chase Cir Hoover AL 35226, (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: 46 Driver St, Calera, AL 35040

Being all of that certain property conveyed to GRANTOR, by deed recorded 01/30/2012, as Document No 20120130000034340 of Official Records

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.



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To have and to hold unto the said Grantee forever.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seals this 20 day of October, 2012.

Witness

Marlon Brown

Printed Name

[Signature]

Witness

Cynthia Partida Valtierra

Printed Name

STATE OF TX

COUNTY OF Dallas

FEDERAL HOME LOAN MORTGAGE CORPORATION

By: *[Signature]*

Its: Jamey Davis

By: Authorized Signer of 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

Jamey Davis

I, **Brittani Peace**, hereby certify that _____
by: Authorized Signer of 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 20 day of October, 2012.



Notary Public *[Signature]*

My commission expires:

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
Phone # _____



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EXHIBIT "A"

COMMENCE AT THE NW CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 2, TOWNSHIP 24 NORTH, RANGE 13 EAST, SHELBY COUNTY, ALABAMA AND RUN SOUTH 05 DEGREES 34 MINUTES 49 SECONDS EAST 648.0 FEET; THENCE NORTH 86 DEGREES 45 MINUTES 12 SECONDS EAST 744.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 86 DEGREES 45 MINUTES 12 SECONDS EAST 419.15 FEET TO THE WEST SIDE OF A PAVED COUNTY ROAD; THENCE CONTINUE ALONG SAID ROAD NORTH 04 DEGREES 12 MINUTES WEST 297.52 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 03 SECONDS WEST 199.9 FEET; THENCE NORTH 04 DEGREES 14 MINUTES 35 SECONDS WEST, 127.53 FEET TO THE SOUTH SIDE OF A PAVED COUNTY ROAD; THENCE CONTINUING ALONG SAID ROAD ALONG A CH=SOUTH 86 DEGREES 45 MINUTES 12 SECONDS WEST, 210.0 FEET; THENCE CONTINUING ALONG SAID ROAD ALONG A CH=SOUTH 58 DEGREES 21 MINUTES 28 SECONDS WEST 18.26 FEET; THENCE SOUTH 05 DEGREES 03 MINUTES 42 SECONDS EAST, 429.05 FEET TO THE POINT OF BEGINNING. ALL LYING WITHIN THE NORTH 1/2 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 2, TOWNSHIP 24 NORTH, RANGE 13 EAST, SHELBY COUNTY, ALABAMA. LESS AND EXCEPT ANY OVERLAP OF THE FOLLOWING PROPERTY IN DEED FOUND IN BOOK 337 PAGE 580 DESCRIBED AS FOLLOWS: A TRACT OF LAND IN THE NW 1/4 OF THE SW 1/4 OF SECTION 2, TOWNSHIP 24, RANGE 13 EAST, DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF THE NW 1/4 OF THE SW 1/4 SECTION 2, TOWNSHIP 24, RANGE 13 EAST, AND RUN WEST 363 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 210 FEET, THENCE WEST 210 FEET, THENCE NORTH 210 FEET; THENCE EAST 210 FEET TO THE POINT OF BEGINNING.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO FEDERAL HOME LOAN MORTGAGE CORPORATION FROM MARILYN JONES AND CALEB JONES HUSBAND AND WIFE, BY DEED DATED JANUARY 30, 2012 AND RECORDED JANUARY 30, 2012, AS DOCUMENT NO. 20120130000034340 OF OFFICIAL RECORDS.

APN: 35-1-02-3-001-012-000

Property Address: 46 Driver St, Calera, AL 35040



SULLIVAN

46081590

AL

FIRST AMERICAN ELS
SPECIAL WARRANTY DEED



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name
Mailing Address

FEDERAL HOME LOAN MORTGAGE CORPORATION

5000 PLANO PARKWAY
CARROLLTON, TX 75010

Grantee's Name
Mailing Address

KEN R. SULLIVAN

3436 IVY CHASE CIR
HOOVER, AL 35226

Property Address

46 DRIVER ST
CALERA, AL 35040

Date of Sale

11-14-2012

Total Purchase Price \$

45,000.00

or

Actual Value \$

or

Assessor's Market Value \$



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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

10-22-12

Print

Sign

Jamey Davis

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Authorized Signor of National Default REO Services, a
Delaware Limited Liability Company dba First American
Asset Closing Services ("FAACS"), as Attorney in
fact and/or agent