

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



20121228000496700 1/4 \$226.00  
Shelby Cnty Judge of Probate, AL  
12/28/2012 12:18:55 PM FILED/CERT

STATE OF ALABAMA  
SHELBY COUNTY

Return to and mail tax statements to:  
Robert Thomas  
125 Greystone Glen Drive  
Birmingham, AL 35242

Shelby County, AL 12/28/2012  
State of Alabama  
Deed Tax: \$205.00

Property Tax ID#: 03-9-32-0-002-005.16  
Reference #: 811278083  
Order #: 6769148d

## SPECIAL WARRANTY DEED

Know all men by these presents: That for and in consideration of ~~Two hundred One~~ <sup>Two hundred One</sup> ~~thousand Two hundred Fifty~~ and 00/100 (\$~~201,250~~) Dollars and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, that FEDERAL HOME LOAN MORTGAGE CORPORATION, whose post office address is 7105 Plano Pkwy, Carrollton, TX 75010 (herein referred to as Grantor), does hereby grant, bargain, sell and convey, ROBERT THOMAS, a (n) Single person, whose post office address is 125 Greystone Glen Drive, Trafford, AL (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"**

APN: 03-9-32-0-002-005.16

PROPERTY ADDRESS: 125 Greystone Glen Drive, 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 unto the said Grantee forever.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seals this 24 day of October, 2012.

Witness

**Christopher Czechowski**

Printed Name

Witness

**Cynthia Partida Valtierra**

Printed Name

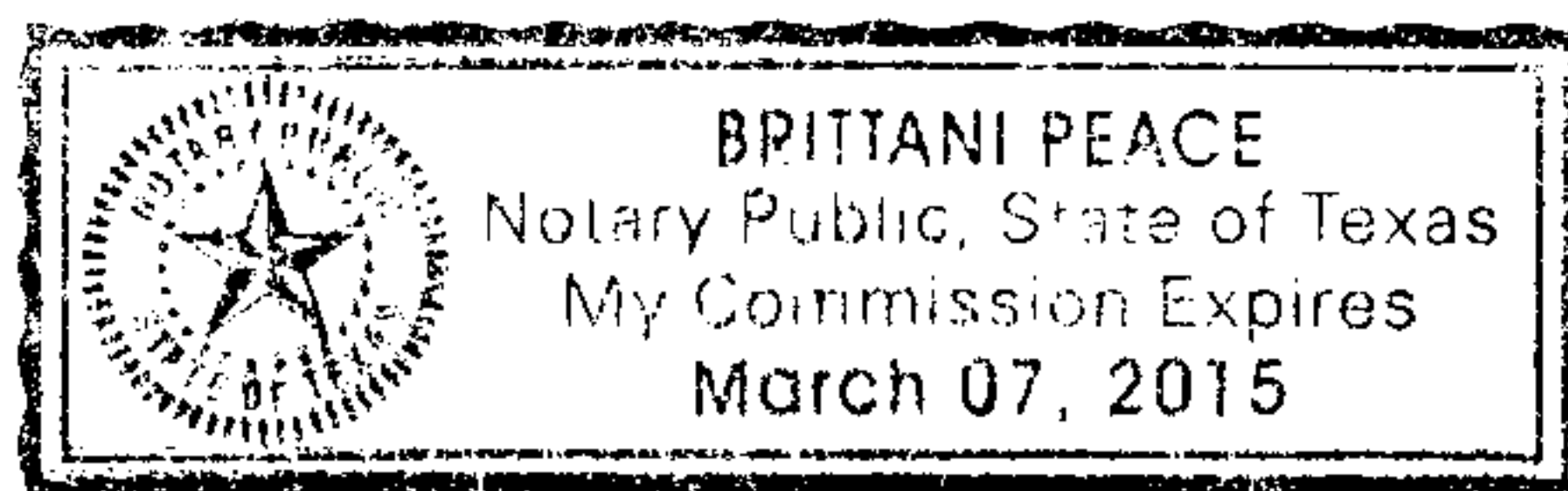
STATE OF TX

COUNTY OF Dallas

I, **Brittani Peace**, hereby certify that **Sandra Taylor**

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 24 day of October, 2012



Notary Public **BRITTANI PEACE**  
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/Grantees 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 # 866-234-4529

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EXHIBIT 'A'

LOT 55, ACCORDING TO THE SURVEY OF THE GLEN AT GREYSTONE,  
SECTOR ONE, AS RECORDED IN MAP BOOK 15, PAGE 97, IN THE PROBATE  
OFFICE OF SHELBY COUNTY, ALABAMA.

  
20121228000496700 3/4 \$226.00  
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 THOMAS  
46265257 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 FEDERAL HOME LOAN MORT  
Mailing Address CORP  
5000 PLANO PKWY  
CARROLTON, TX 75010

Grantee's Name ROBERT THOMAS  
Mailing Address 125 GREYSTONE GLEN DR  
BRIMINGHAM, AL 35242

Property Address 125 GREYSTONE GLEN DR  
BIRMINGHAM, AL 35242

Date of Sale 12/21/2012

Total Purchase Price \$204,750.00



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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 12/24/2012

Print

Erin Wilson

Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1