

Shelby County, AL 01/07/2013
State of Alabama
Deed Tax: \$4.50



20130107000009840 1/3 \$22.50
Shelby Cnty Judge of Probate, AL
01/07/2013 01:25:00 PM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

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

Keith Gobel & Paige Hill

1249 Ferry Rd
Columbiana, AL 35051

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

Property Tax ID#: 20-9-30-2-001-001.011

Reference #: 804291041

Order #: 6991471d

SPECIAL WARRANTY DEED

Know all men by these presents: That for and in consideration of Two hundred forty and 00/100 (\$ 242,500) Dollars and other good and valuable consideration to the undersigned Grantor, Seven thousand five hundred 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, KEITH GOBEL, a (n) Married man, and PAIGE HILL, a (n) Married woman, whose post office address is 1249 Ferry Rd Columbiana, 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"

Property Address: 1249 Ferry Road, Columbiana, AL 35051

Being all of that certain property conveyed to GRANTOR, by deed recorded 01/3/2012 in Book —, Page —, of Official Records

Instrument # 20120103000003260
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, Grantees' 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 Grantees, Grantees' 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 20 day of September, 2012.

Witness

Christopher Czechowski

Printed Name

Witness

Cynthia Partida Valtierra

Printed Name

STATE OF TX

COUNTY OF Dallas

FEDERAL HOME LOAN MORTGAGE CORPORATION

By: Justin Jung

Its: Justin Jung

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

I, Brittani Peace, hereby certify that Justin Jung
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 September, 2012.



Notary Public Justin Jung

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 # _____

EXHIBIT "A"

LOT 8 AND 9, ACCORDING TO THE SURVEY OF MOUNTAIN CREST ESTATES, PHASE 1, AS RECORDED IN MAP BOOK 26, PAGE 7, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO FEDERAL HOME LOAN MORTGAGE CORPORATION FROM MELVIN R. COWEN, AUCTIONEER AND ATTORNEY AT LAW, BY DEED DATED DECEMBER 21, 2011 AND RECORDED JANUARY 3, 2012 IN INSTRUMENT NO.20120103000003260 OF OFFICIAL RECORDS.


APN: 20-9-30-2-001-001.011

 **GOBEL**
46116892

AL

FIRST AMERICAN ELS
WARRANTY DEED




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