



20130215000065800 1/4 \$23.50
Shelby Cnty Judge of Probate, AL
02/15/2013 11:06:15 AM FILED/CERT

Shelby County, AL 02/15/2013
State of Alabama
Deed Tax: \$2.50

STATE OF ALABAMA
SHELBY COUNTY

~~Return to~~ and mail tax statements to:
Michael Poskey
1052 MARYANNA DR
CALERA, AL 35137

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

Property Tax ID#: 22-9-31-2-006-022-000
Reference #: 828354535
Order #: 7599236d

SPECIAL WARRANTY DEED

One hundred twenty six

Know all men by these presents: That for and in consideration of thousand Five hundred
and 00/100 (\$ 126,500) 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 PARKWAY CARROLLTON
TX 75010, (herein referred to as Grantor), does hereby grant, bargain, sell and convey,
MICHAEL POSKEY, a(n) DIVORCED man, whose post office address is 1052 MARYANNA DR
CALERA, AL 35137, (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: 1056 Maryanna Road, Calera, AL 35040

Being all of that certain property conveyed to GRANTOR, by deed recorded 12/19/2012, in
Instrument No. 20121219000484460, 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.

To have and to hold unto the said Grantee forever.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seals this 14 day of January, 2013.

U GP
Witness

Christopher Czechowski
Printed Name

Demetris Smith
Witness

Demetris Smith
Printed Name

STATE OF Texas

COUNTY OF Harris

I, **Brittani Peace**

FEDERAL HOME LOAN MORTGAGE CORPORATION

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

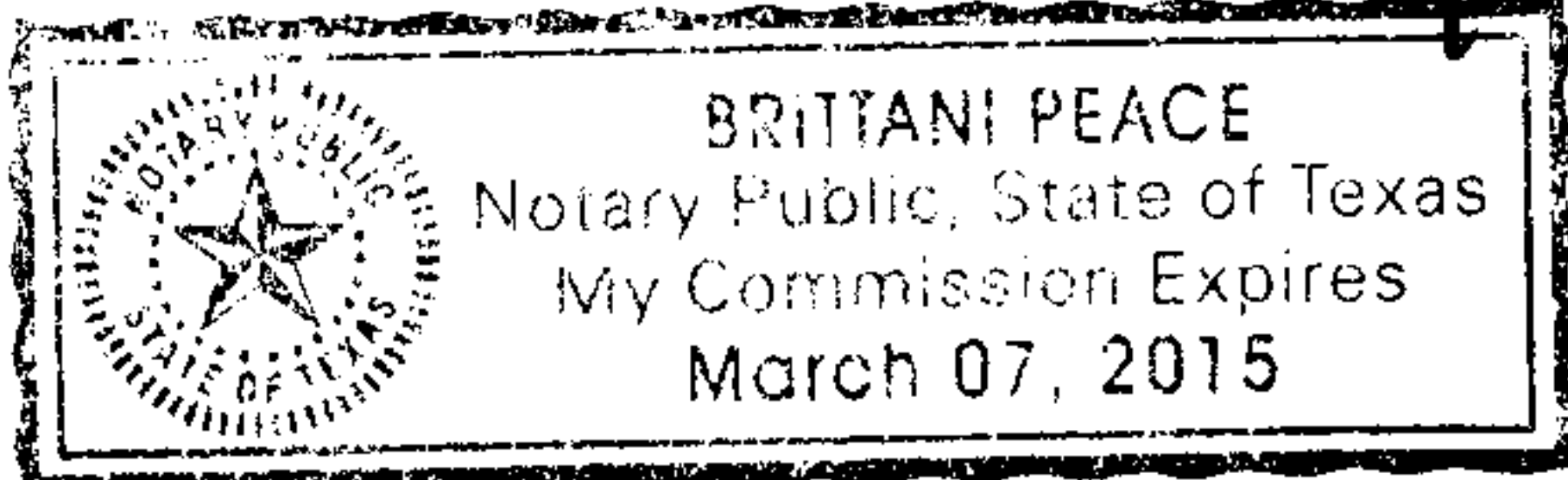
By: Justin Jung

Its: **Justin Jung**

Justin Jung

, 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 14 day of January, 2013.



Brittani Peace
Notary Public
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

EXHIBIT "A"

LOT 22, ACCORDING TO THE SURVEY OF SAVANNAH POINTE SECTOR VIII, AS RECORDED
IN MAP BOOK 36, PAGE 58, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO FEDERAL HOME LOAN
MORTGAGE CORPORATION FROM WELLS FARGO BANK, NA, BY DEED DATED DECEMBER
04, 2012 AND RECORDED DECEMBER 19, 2012 AS INSTRUMENT NO. 201211219000484460 OF
OFFICIAL RECORDS.

APN: 22-9-31-2-006-022-000

Property Address: 1056 Maryanna Road, Calera, AL 35040


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 POSKEY
46429219
FIRST AMERICAN ELS
SPECIAL WARRANTY DEED


AL

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 CORP
Mailing Address 5000 PLANO PARKWAY
CARROLLTON, TX 75010

Grantee's Name MICHAEL POSKEY
Mailing Address 1052 MARYANNA DR
CALERA, AL 35137

Property Address 1056 MARYANNA RD
CALERA AL 35040

Date of Sale 1/25/2013

Total Purchase Price \$ 126,500.00

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)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other



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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 1/28/2013

Print ERIN WILSON

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1