

20130228000084210 1/3 \$21.50
Shelby Cnty Judge of Probate, AL
02/28/2013 11:44:30 AM FILED/CERT

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

Send Tax Notice to:
Terry C. Powell

2045 Narrows Point Cr.
Birmingham, AL 35242

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS.

SHELBY COUNTY

That in consideration of One hundred eighty thousand and 00/100 Dollars (\$180,000.00) 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 Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Terry C. Powell, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 80, according to the Final Plat of Narrows Point - Phase 4, as recorded in Map Book 31, Page 105, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Together with the nonexclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded as Instrument Number 2000-9755 in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

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 Grantee herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Deed Book 109, Page 70; Deed Book 14, Page 22; Deed 103, Page 154; Deed Book 123, Page 420 and Deed Book 102, Page 181.
4. Easement/right-of-way to Alabama Gas Corporation as recorded in Instrument Number 2000-1818.
5. Restrictive covenant as recorded in Instrument Number 2000-9755; First Amendment recorded in Instrument Number 2000-17136, Second Amendment as recorded in Instrument Number 2000-36696; Third Amendment as recorded in Instrument Number 2001-38328; Fourth Amendment as recorded in 2002-42418; and Fifth Amendment recorded in Instrument Number 2002-50825..
6. Release of damages as recorded in Instrument Number 20040721000403960
7. Restrictions as shown on recorded plat.
8. 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 Inst. No. 20121108000430410, in the Probate Office of Shelby County, Alabama.

\$176,739.00 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 Grantee, his/her heirs and assigns, forever.



Shelby County, AL 02/28/2013
State of Alabama
Deed Tax: \$3.50

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 17 day of January, 2013.

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 [Signature]
As Attorney in Fact

Justin Jung

STATE OF Tx

COUNTY OF Dallas


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Justin Jung, whose name as VP 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 17 day of January, 2013.

[Signature]
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

1020905
2012-003073




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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 Mtg. Grantee's Name Terry C. Powell
Mailing Address 5000 Plano Corporation Mailing Address 2045 Narrows Point Cove
PKWY. Birmingham, AL 35242
Carrollton, TX 75010
Property Address 2045 Narrows Point Cove Date of Sale 2/21/13
Birmingham, AL Total Purchase Price \$ 180,000.00
35242 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 the 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 2/26/13

Print Jeff W. Farmer

☐ Unattested

Sign

(verified by)

Grantor/Grantee/Owner/Agent) circle one

Form RT-1