

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

Send Tax Notice to:
Courtney Madison

133 Savannah Lane
Calera, AL 35010

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred eighteen thousand and 00/100 Dollars (\$118,000.00) 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 Courtney Madison, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 320, according to the survey of Savannah Pointe, Sector IV, Phase I, as recorded in Map Book 26, Page 49 in the Office of the Judge of Probate of Shelby County, Alabama.

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) Restrictions as shown on recorded plat.

\$ 115,862.00 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.

2011-004754 *SWD*

Shelby County, AL 03/25/2013
State of Alabama
Deed Tax: \$2.50

13-0139

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 12 day of February, 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, Justin Jung
Its Justin Jung
As Attorney in Fact

STATE OF TN
COUNTY OF Dumas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Justin Jung, whose name as Justin Jung 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.

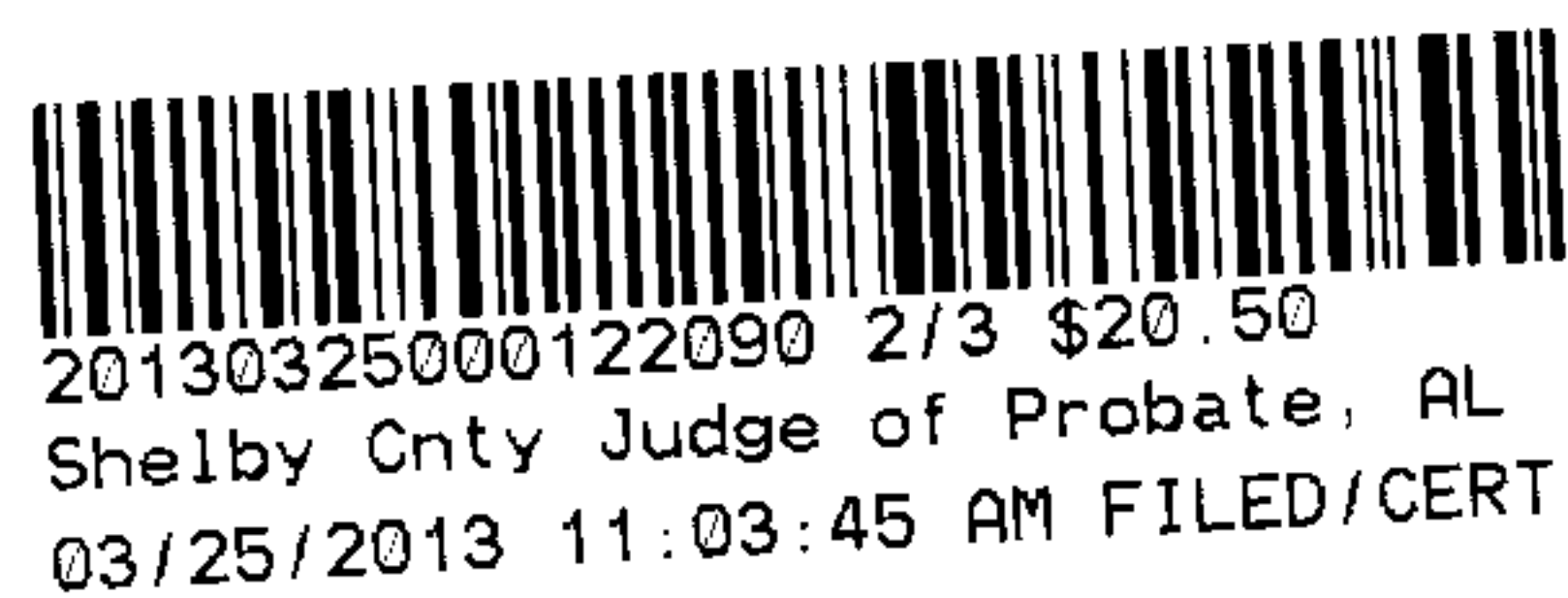
Given under my hand and official seal, this the 12 day of February, 2013.

NOTARY PUBLIC

My Commission expires: 3/7/15

AFFIX SEAL

931902
2011-004754



2011-004754 *SWD*

Real Estate Sales Validation Form

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

Grantor's Name: Federal Home Loan Mortgage Corp. Grantee's Name: Courtney Madison

Mailing Address: 5000 Plano Parkway
Carrollton, TX 75010

Mailing Address: 2915 Tree Crossings Hwy
Hoover, AL 35244

Property Address: 133 Savannah Lane
Calera, AL 35040

Date of Sale: 3/18/13

Total Purchase Price: \$ 118,000.00

OR Actual Value: \$ _____

OR Assessor's Value: \$ _____

The Purchase Price or Actual Value claimed on this form can be verified in the following documentary evidence: (Recordation of 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 is 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 an 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 § 40-22-1 (h).

Date: 3/18/13

Print Name: Courtney G. Madison

Signature: Courtney G. Madison

☐ Grantor ☒ Grantee ☐ Owner ☐ Agent

☐ Unattested _____

(Verified by)



20130325000122090 3/3 \$20.50
Shelby Cnty Judge of Probate, AL
03/25/2013 11:03:45 AM FILED/CERT

13-0139