


Prepared by and Return to:  
**JOHNSON & FREEDMAN, LLC**  
1587 Northeast Expressway  
Atlanta, Georgia 30329

  
20130416000155420 1/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
04/16/2013 12:48:54 PM FILED/CERT

THE STATE OF ALABAMA  
COUNTY OF SHELBY

SOURCE OF TITLE:  
Instrument No. 20050628000318490

**SPECIAL WARRANTY DEED**

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, **SUNTRUST MORTGAGE, INC.**, whose principal place of business is located at 1001 Semmes Avenue, Richmond, VA 23224, (hereinafter called the Grantor) has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto **Federal Home Loan Mortgage Corporation** (1410 Springs Hill Road, McLean, VA 22102), its successors and/or assigns, (hereinafter called the Grantee), the following described property situated in Shelby County, Alabama:

Lot 36, according to the Survey of Phase One Hidden Creek Townhomes, as recorded in Map Book 27, Page 49, in the Probate Office of Shelby County, Alabama.

The conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding rights of redemption from foreclosure sale.

No word, words, or provisions of this instrument are intended to operate as or imply covenants or warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

TO HAVE AND TO HOLD, the above described property together with all rights and privileges incident or appurtenant thereto, unto the said, **Federal Home Loan Mortgage Corporation**, its successors and/or assigns, forever.



IN WITNESS WHEREOF, SunTrust Mortgage, Inc., has caused this conveyance to be executed in its name by its undersigned officer(s), this 29 day of March, 2013.

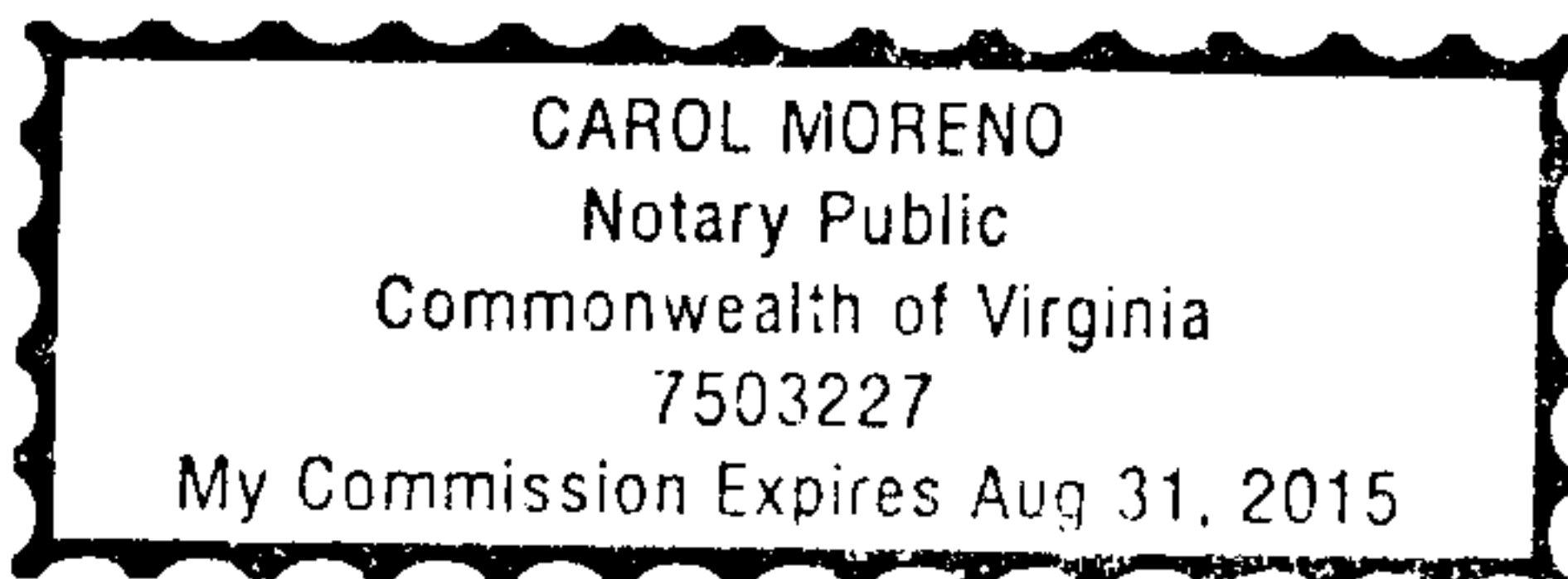
By: [Signature]  
TITLE: Eric Coss  
Vice President

By: [Signature]  
TITLE: Rebecca Mshiaia  
Vice President

THE STATE OF VA  
COUNTY OF Henrico

I, the undersigned Notary Public in and for said State and County, do hereby certify that Eric Coss and Rebecca Mshiaia who are the Vice President and Vice President respectively of **SUNTRUST MORTGAGE, INC.**, are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 29 day of March, 2013.



[Signature]  
NOTARY PUBLIC  
My Commission Expires:



# Real Estate Sales Validation Form

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

Grantor's Name SunTrust Mortgage, Inc.  
Mailing Address 1001 Semmes Avenue  
Richmond, VA 23224

Grantee's Name Federal Home Loan Mortgage Corp.  
Mailing Address 8609 Westwood Center Dr.  
MSC 81  
Vienna, VA 22183-5000

Property Address 122 Hidden Creek Cove  
Pelham, AL 35124

Date of Sale 02/14/2013

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \$96,605.15

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 Post Foreclosure Conveyance

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 4/2/13

Print Jacqueline Penrice

Sign Jacqueline Penrice

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified hv)

Print Form



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Form RT-1