


Prepared by:  
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Two North Twentieth  
220th Street North, Suite 1310  
Birmingham, AL 35203  
File Number: 1200727AL / Bonville

Send Property Tax Notice to:  
FEDERAL HOME LOAN  
MORTGAGE CORPORATION  
(FREDDIE MAC) (1410 Springs  
Hill Road, McLean, VA 22102)

## SPECIAL WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

  
20130416000155450 1/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
04/16/2013 12:48:57 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other valuable considerations to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, Branch Banking and Trust Company, (hereinafter referred to as "GRANTOR"), does hereby grant, bargain, sell and convey unto **FEDERAL HOME LOAN MORTGAGE CORPORATION (FREDDIE MAC)** (1410 Springs Hill Road, McLean, VA 22102), (hereinafter referred to as "GRANTEE"), its successors and assigns, all right, title, interest and claim in or to the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

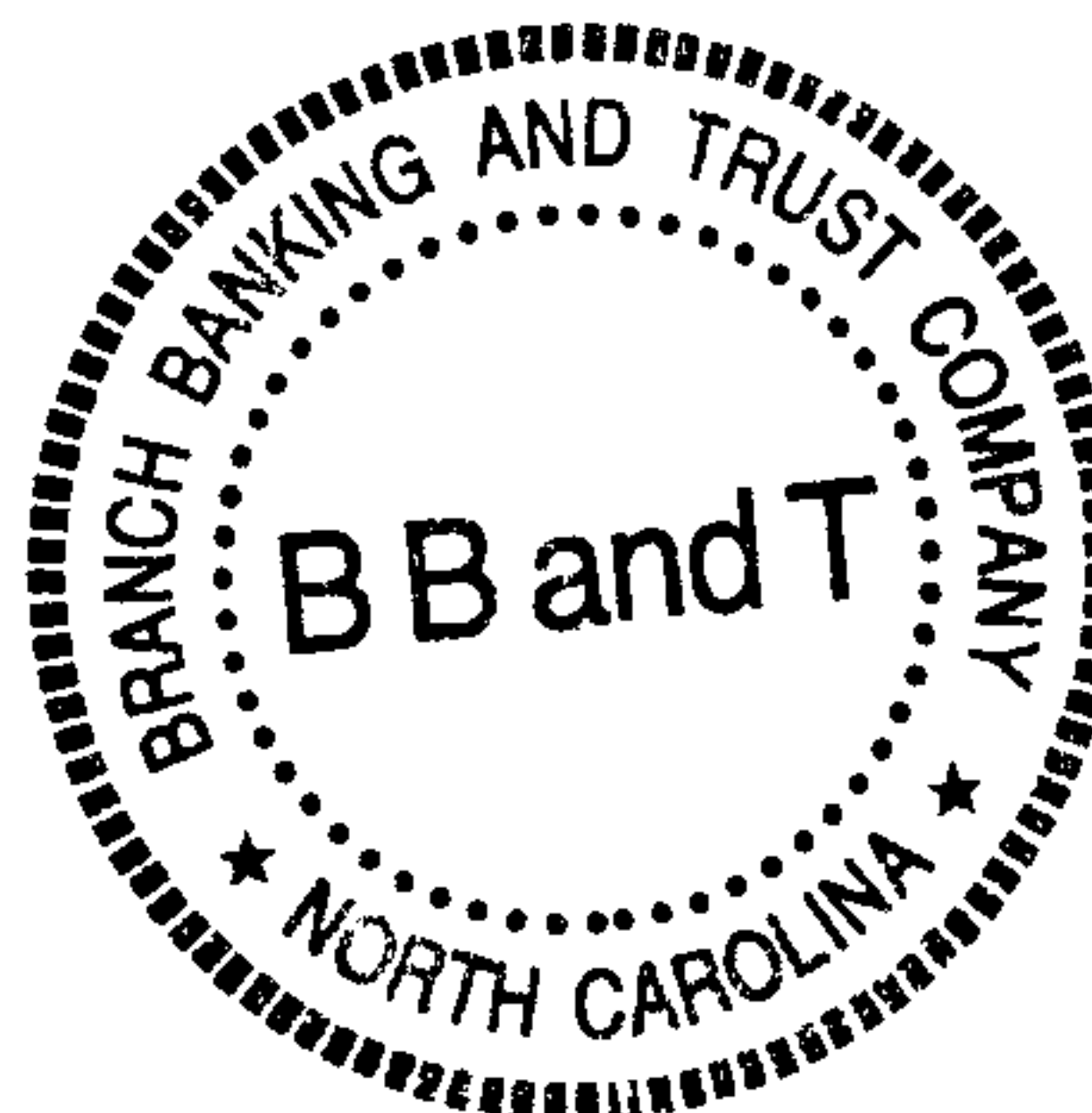
LOT 33, ACCORDING TO THE SURVEY OF BUTTE WOODS RANCH  
ADDITION TO ALTADENA VALLEY, AS RECORDED IN MAP BOOK 5,  
PAGE 1, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY  
COUNTY, ALABAMA.

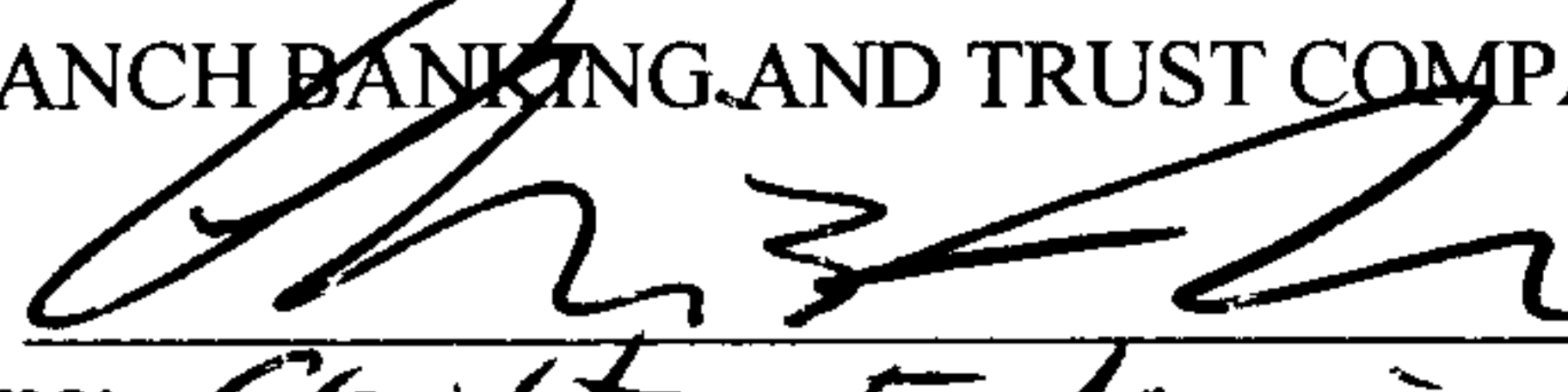
TO HAVE AND TO HOLD, the aforegranted premises to said GRANTEE(S), its successors and assigns FOREVER IN FEE SIMPLE.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except there are no liens or encumbrances outstanding against the premises conveyed herein, which were created or suffered by the undersigned and not specifically excepted herein. Property sold AS IS.

THIS CONVEYANCE IS MADE SUBJECT TO ANY RIGHT OF REDEMPTION ARISING BY VIRTUE OF THE FORECLOSURE OF A MORTGAGE EVIDENCED BY THAT CERTAIN FORECLOSURE DEED DATED NOVEMBER 29, 2012, RECORDED IN INSTRUMENT NO. 20121212000475450, AFORESAID COUNTY.

IN WITNESS WHEREOF, the said Branch Banking and Trust Company by Chilton E. Morris its AVP, who is authorized to execute this conveyance, has hereto set its signature and seal, on this 21 day of March, 2013. caused these present to be executed in its name and on its behalf as aforesaid, on this 21 day of March, 2013.



BRANCH BANKING AND TRUST COMPANY  
By:  (Seal)  
Name: Chilton E. Morris  
Title: AVP

THE STATE OF  
COUNTY OF

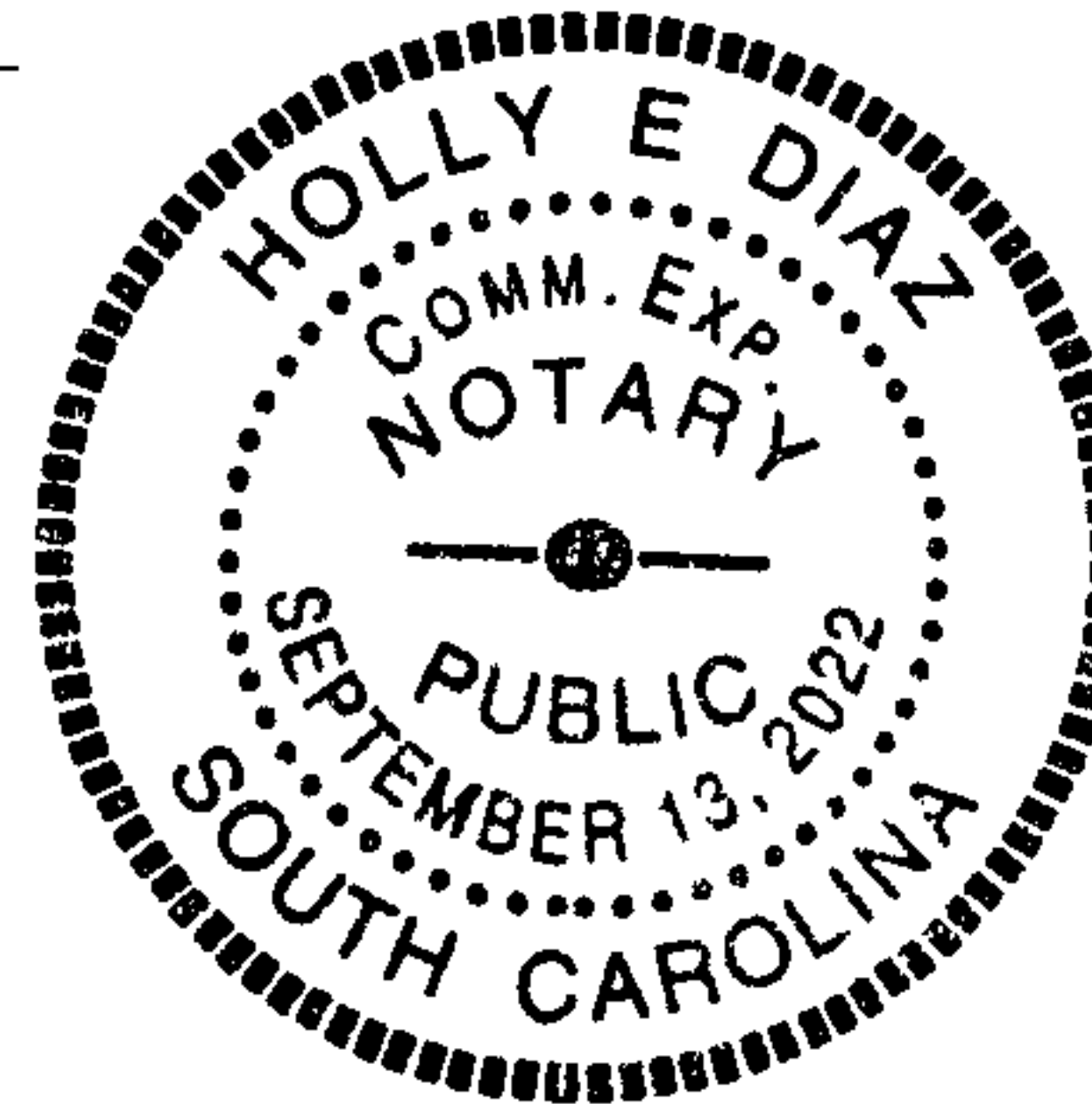
**South Carolina**  
**Greenville**

I, the undersigned Notary Public, in and for said county, in said state hereby certify that  
Chilton E Morris who is AVP of  
BB+T, 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 as such  
officer with full authority, executed same voluntarily for and as the act of AVP  
\_\_\_\_\_.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this the 21 day of  
March, 2013

Holly E Diaz  
NOTARY PUBLIC

My Commission expires: 9-13-22



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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 Branch Banking & Trust Co.  
Mailing Address 2713 Forest Hills Road  
Wilson, NC 27894

Grantee's Name Federal Home Loan Mortgage Corp.  
Mailing Address 1410 Springs Hill Road  
McLean, VA 22102

Property Address 2628 Buttewoods Drive  
Birmingham, AL 35242

Date of Sale 11/29/2012

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

or

Actual Value \$ 280,000.00

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

☐ Appraisal

☐ Sales Contract

☒ Other Post FC Conveyance

☐ Closing Statement

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 4/11/13

Print Jacqueline Penrice

Sign Jacqueline Penrice  
(Grantor/Grantee/Owner/Agent) circle one

Unattested

Print Form

Form RT-1

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