



20130501000177380 1/4 \$22.00
Shelby Cnty Judge of Probate, AL
05/01/2013 11:21:15 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

Return to and mail tax statements to:

Christopher McKnight

Douglas McKnight

1141 Independence Dr
Alabaster, AL 35007

Property Tax ID#: 13-8-27-4-002-003-000

Reference #: 814100575

Order #: 7202088d

SPECIAL WARRANTY DEED

Know all men by these presents: That for and in consideration of Eighty Nine thousand and 00/100 (\$89,000.00) 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 7105 Plano Pkwy, Carrollton, TX 75010 (herein referred to as Grantor), does hereby grant, bargain, sell and convey, CHRISTOPHER MCKNIGHT, a(n) Single person, whose post office address is 1141 Independence Dr Alabaster, AL 35007 (herein referred to as Grantee), and DOUGLAS MCKNIGHT, a(n) Single person, whose post office address is 1141 Independence Dr Alabaster, AL 35007, (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: 1141 Independence Drive, Alabaster, AL 35007

Being all of that certain property conveyed to GRANTOR, by deed recorded 5/21/2012, in Document No. 2012052100017950 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 Grantees forever.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seals this 1 day of November, 2012.

[Signature]
Witness

Cynthia Partida Valtierra
Printed Name

[Signature]
Witness

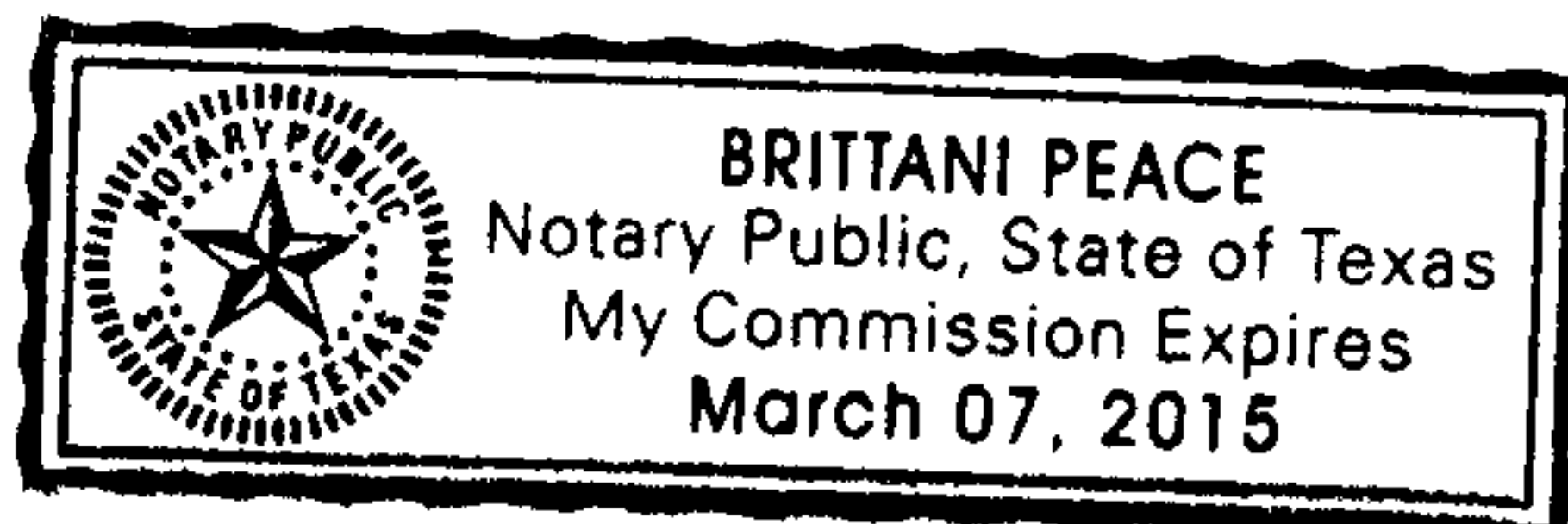
Justin Jung
Printed Name

STATE OF TX

COUNTY OF Dallas

I, [Signature], hereby certify that Sandra Taylor
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 1 day of November, 2012.



[Signature]
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

[Barcode]
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EXHIBIT "A"

LOT 3, ACCORDING TO THE SURVEY OF AUTUMN RIDGE, AS RECORDED IN MAP BOOK 12, PAGES 4, 5 AND 6, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO FEDERAL HOME LOAN MORTGAGE CORPORATION FROM JAMES J. ODOM, JR., AS ATTORNEY-IN-FACT AND AUCTIONEER, BY DEED DATED MAY 08, 2012 AND RECORDED MAY 21, 2012 AS INSTRUMENT NO. 20120521000179500 OF OFFICIAL RECORDS.


APN: 13-8-27-4-002-003-000

Property Address: 1141 Independence Drive, Alabaster, AL 35007

 MCKNIGHT
46680108
FIRST AMERICAN ELS
SPECIAL WARRANTY DEED

AL

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


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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
Mailing Address Mortgage Corp
5000 Plano Pkwy
Carrolton, TX 75010

Grantee's Name Christopher McKnight
Mailing Address 1141 Independence Dr
Alabaster, AL 35007

Property Address _____

Date of Sale 11/5/2012
Total Purchase Price \$ 89,000.00
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

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 11-1-10

Print Sandra Taylor

☐ Unattested
☐ (verified by)

Sign _____
(Grantor/Grantee/Owner/Agent) circle one

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Authorized Signor of National Default REO Services, a
Delaware Limited Liability Company dba First American
Asset Closing Services ("FAACS"), as Attorney in
fact and/or agent

Form RT-1