

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

Send Tax Notice to:
Thomas J. Waters, Jr.

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred forty-four thousand and 00/100 Dollars (\$144,000.00) 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 Thomas J. Waters, Jr., (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 413, according to the survey of Forest Lakes, Sector 5, as recorded in Map Book 34, Page 122 A, B, C in the Probate Office 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. Easement/right-of-way to Alabama Power Company as recorded in Book 126, Page 191; Book 126, Page 323 and Book 236, Page 829.
4. Easement/right-of-way to Shelby County as recorded in Instrument Number 1993-03955; Instrument Number 1993-03957; Instrument Number 1993-03959; Instrument Number 1993-03960; Instrument Number 1993-03961; Instrument Number 1993-03964; Instrument Number 1993-03965; and Instrument Number 1993-03966.
5. Restrictive covenant as recorded in Instrument Number 20051129000616500 and Instrument Number 20051216000650920.
6. Easement recorded in Instrument Number 20050204000058230.
7. Mineral and Mining Rights as recorded in Book 53, Page 262 and Deed Book 331, Page 262
8. Restrictions as shown on recorded plat.
9. 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. 20120612000206340, in the Probate Office of Shelby County, Alabama.

\$ 136,800.00 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.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 24 day of May, 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 VP
As Attorney in Fact

STATE OF Texas

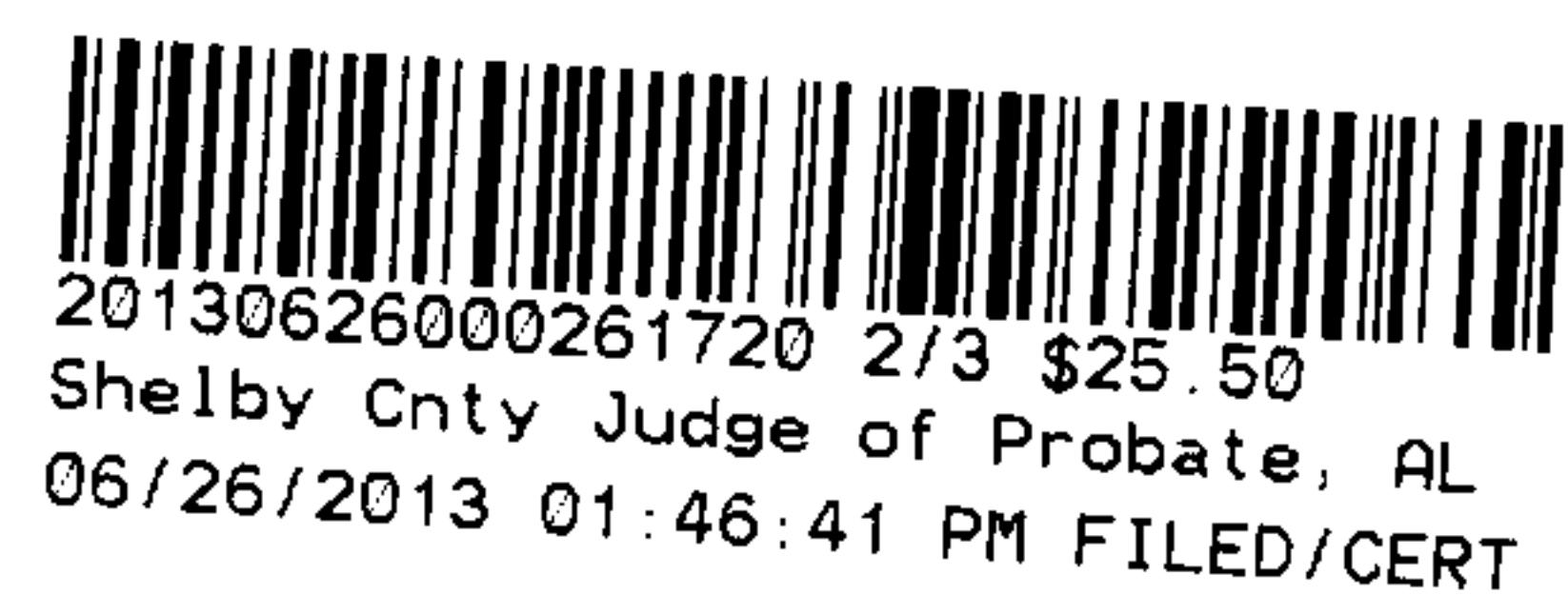
COUNTY OF Dallas

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 24 day of May, 2013.

NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

986602
2012-001695



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 Mortgage Assoc. Grantee's Name Thomas J. Waters, Jr.
Mailing Address 5000 Plano Parkway Mailing Address 782 Forest Lakes Dr.
Carrollton, TX 75010 Sterrett, AL 35147

Property Address 782 Forest Lakes Dr. Date of Sale 06/19/2013
Sterrett, AL 35147 Total Purchase Price \$ 144,000.00
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 ☐ Appraisal
☒ Sales Contract ☐ Other
☒ 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 6/19/2013

Print Thomas J. Waters, Jr.

☐ Unattested

Sign

Thomas J. Waters, Jr.

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20130626000261720 3/3 \$25.50
Shelby Cnty Judge of Probate, AL
06/26/2013 01:46:41 PM FILED/CERT