



Commitment Number: 3018085

Seller's Loan Number: 990569

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:
ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa PA 15001
(800) 439-5451

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
23-7-25-0-000-025.002

SPECIAL WARRANTY DEED

Federal Home Loan Mortgage Corporation, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for \$134,500.00 (One Hundred Thirty-Four Thousand Five Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **John Holcombe**,^{*} hereinafter grantee, whose tax mailing address is **2485 SMOKEY RD, ALABASTER, AL 35007**, the following real property:

** married*

All that certain parcel of land situated in the City of Alabaster, County of Shelby, State of Alabama, being known and designated as follows: Part of the SW ¼ of the NE ¼ of Section 25, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Commence at the NE corner of the SW 1/4 of the NE 1/4 of said Section 25; thence South 5 degrees 27 minutes 34 seconds East along the East line of said 1/4-1/4 line a distance of 346.35 feet (meas) 319.71 feet (deed); thence North 86 degrees 03 minutes 45 seconds West a distance of 332.86 feet to the point of beginning; thence continue along last described course a distance of 208.0 feet; thence South 3 degrees 56 minutes 15 seconds West a distance of 208.0 feet; thence North 3 degrees 56 minutes 15 seconds East a distance of 210.0 feet; thence South 86 degrees 03 minutes 45 seconds East a distance of 210.0 feet to the point of beginning. ALSO, an ingress/egress easement being more particularly described as follows: Commence at the NE corner of the SW 1/4 of the NE 1/4

of Section 25, Township 21 South, Range 3 West, Shelby County, Alabama, thence South 5 degrees 27 minutes 34 seconds East along the East line of said 1/4-1/4 line a distance of 346.35 feet (meas) 319.71 feet (deed); thence North 86 degrees 03 minutes 45 seconds West a distance of 540.86 feet; thence South 3 degrees 56 minutes 15 seconds West a distance of 135.0 feet to a point; said point being the centerline of a 20 foot wide ingress/egress easement and the point of beginning; thence North 86 degrees 11 minutes 30 seconds West along said centerline a distance of 112.60 feet; thence North 40 degrees 41 minutes 11 seconds West along said centerline a distance of 48.95 feet; thence North 75 degrees 56 minutes 12 seconds West along said centerline a distance of 52.82 feet; thence North 82 degrees 18 minutes 27 seconds West along said centerline a distance of 78.87 feet; thence North 87 degrees 32 minutes 40 seconds West along said centerline a distance of 77.36 feet; thence South 72 degrees 51 minutes 56 seconds West along said centerline a distance of 43.27 feet; thence South 86 degrees 24 minutes 59 seconds East along said centerline a distance of 30.00 feet; thence South 47 degrees 15 minutes 56 seconds West along said centerline a distance of 75.63 feet to a point; said point being the end of 20 feet ingress/egress easement. ALSO: A parcel of land located in the Southwest 1/4 of the Northeast 1/4 of Section 25, Township 21 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows: Begin at the Northwest Corner of Lot 1, Partridge Family Subdivision, as recorded in Map Book 24, Page 58, said point being the Point of Beginning; thence North 86°03'45" West, a distance of 55.00 feet; thence South 03°56'15" West, a distance of 135.12 feet; thence South 88°11'30" East, a distance of 55.00 feet; thence North 03°56'15" East, a distance of 135.00 feet to the Point of Beginning, and being subject to an ingress and egress easement as shown on Record Map 24, Page 56 in the Probate Office of Shelby County, Alabama. Being the same property as conveyed from MICHAEL CORVIN, AUCTIONEER to FEDERAL HOME LOAN MORTGAGE CORPORATION, as described in Doc. No. 20120621000219510, Recorded 06/21/2012 in SHELBY County Records.

Property Address is: 2485 SMOKEY RD, ALABASTER, AL 35007

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: 201205000005250



20130709000279330 2/4 \$155.50
Shelby Cnty Judge of Probate, AL
07/09/2013 01:42:52 PM FILED/CERT

Executed by the undersigned on 5-7, 2013:

Federal Home Loan Mortgage Corporation

By: **Chicago Title Insurance Company, its Attorney in Fact.**

By: [Signature]

Print Name: Cherri Springer

Its: AVP

A Power of Attorney relating to the above described property was recorded on 02/26/2008 at Document Number: Inst# 20080226000076640.

STATE OF PA
COUNTY OF Beaver

The foregoing instrument was acknowledged before me on 5-7, 2013 by Cherri Springer AVP of ServiceLink, a Division of Chicago Title Insurance Company on behalf of Federal Home Loan Mortgage Corporation as its Attorney in Fact, who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

[Signature]
Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mary M. Goddard, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Sept. 4, 2013
Member, Pennsylvania Association of Notaries

[Barcode]
20130709000279330 3/4 \$155.50
Shelby Cnty Judge of Probate, AL
07/09/2013 01:42:52 PM FILED/CERT

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
Mailing Address Corporation
5000 Plano Parkway
Carrollton, TX 75010

Grantee's Name John Holcombe
Mailing Address 2485 Smokey Rd
Alabaster, AL 35007

Property Address 2485 Smokey Rd
Alabaster, AL 35007

Date of Sale 6-17-2013

Total Purchase Price \$ 134,500.00

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 a

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 6-17-13

Print Stefanie Schneider

Unattested

Sign Stefanie Schneider

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

20130709000279330 4/4 \$155.50
Shelby Cnty Judge of Probate, AL
07/09/2013 01:42:52 PM FILED/CERT