

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

Send Tax Notice to:
Aaron S. Gunn
Orlanthia R. Gunn
3090 Highway 51
Wilsonville, AL 35188

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Three hundred sixty-one thousand nine hundred and 00/100 Dollars (\$361,900.00) 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Aaron S. Gunn, and Orlanthia R. Gunn, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, according to the map and survey of Yellow Leaf Estates, as recorded in Map Book 21, Page 56 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Together with the right to use the Drive Easement at the Northwest corner which is situated on Lot 1 of said Yellow Leaf Estates, as shown on survey of Yellow Leaf Estates and recorded in Map Book 21, Page 56, in the Probate Office.

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 Grantees herein assume and agree to pay.
- 3) Easement/right-of-way to Alabama Power Company as recorded in Instrument Number 20080616000243050 and Instrument Number 1997-07339.
- 4) Rights of other to use Drive Easement which crosses Lot 1, as shown by recorded plat in Map Book 21, page 56.
- 5) Restrictive Covenants and Grant of Land Easement for Underground facilities to Alabama Power Company as recorded in Instrument Number 1999-12018.
- 6) Restrictions, limitations and conditions as set out in Map Book 21, Page 56.
- 7) Restrictions as shown on recorded plat.
- 8) 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. 20120920000358670, in the Probate Office of Shelby County, Alabama.

\$ 361,900.00 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 Grantees, their heirs and assigns, forever.



130287

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 22 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 22 day of May, 2013.



[Signature]
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

1010554
2012-002577


20130715000286260 2/3 \$19.00
Shelby Cnty Judge of Probate, AL
07/15/2013 11:54:50 AM FILED/CERT



Real Estate Sales Validation Form

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

Grantor's Name: Federal Home Loan Mortgage Corp. Grantee's Name: Aaron S. Gunn
Orlanthia R. Gunn

Mailing Address: 5000 Plano Parkway Mailing Address: 3880 Bluesprings Road
Carrollton, TX 75010 Wilsonville, AL 35186

Property Address: 3090 Highway 51
Wilsonville, AL 35188

Date of Sale: 7/10/13 Total Purchase Price: \$ 361,900.00
OR Actual Value: \$ _____
OR Assessor's Value: \$ _____

The Purchase Price or Actual Value claimed on this form can be verified in the following documentary evidence: (Recordation of 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 is 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 an 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 § 40-22-1 (h).


Date: 7-10-13

Print Name: Aaron S. Gunn

Signature: [Signature]

☐ Grantor ☒ Grantee ☐ Owner ☐ Agent

☐ Unattested _____
(Verified by)


20130715000286260 3/3 \$19.00
Shelby Cnty Judge of Probate, AL
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