


Shelby County, AL 07/18/2013
State of Alabama
Deed Tax: \$110.00


20130718000292340 1/4 \$131.00
Shelby Cnty Judge of Probate, AL
07/18/2013 01:11:55 PM FILED/CERT

Commitment Number: 3081975

Seller's Loan Number: 1020736

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
15-6-23-0-000-010000

SPECIAL WARRANTY DEED

Federal Home Loan Mortgage Corporation, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for \$110,000.00 (One Hundred Ten Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **Brodie Hamilton Hynd** ^{a single person} and **James Beaton Hynd** ^{a married person}, hereinafter grantees, whose tax mailing address is **62 Bearden Lane, Columbiana, AL 35051**, the following real property:

All that certain parcel of land situate in the County of Shelby and State of Alabama, being known and designated as follows: From the SW corner of the NW 1/4 of SW 1/4 of Section 23, Township 20 South, Range 1 West, run thence North along the West boundary of said NW 1/4 of SW 1/4 a distance of 659.22 feet; thence turn 88 deg. 58 min. 35 sec. right and run 603.56 feet; thence turn 102 deg. 26 min. right and run 106.82 feet to the point of beginning of herein described parcel of land; turn 102 deg. 11 min. 10 sec. left and run 214.52 feet; thence turn 95 deg. 10 min. 35 sec. right and run 211.77 feet, thence turn 84 deg. 56 min. 30 sec. left and run 175.0 feet to a point on the West boundary of Co. Hwy. No. 47; thence turn 91 deg. 45 min. right and run 111.71 feet along said Hwy. Boundary; thence turn 77 deg. 26 min. 07 sec. right and run 416.58 feet; thence turn 102 deg. 05 min. 58 sec. right and run 360.25 feet to the point of beginning of herein described parcel of land being situated in the NW 1/4 of the SW 1/4 of Section 23, Township 20 South, Range 1 West in

Shelby County, Alabama.

Being the same property as conveyed from Aaron Nelson, Auctioneer to Federal Home Loan Mortgage Corporation, as described in Inst. # 20121107000427980, Dated 11/01/2012 Recorded 11/07/2012 in Shelby County Records.

Property Address is: 62 Bearden Lane, Columbiana, AL 35051

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 grantees forever.

Prior instrument reference: **20121107000427980**

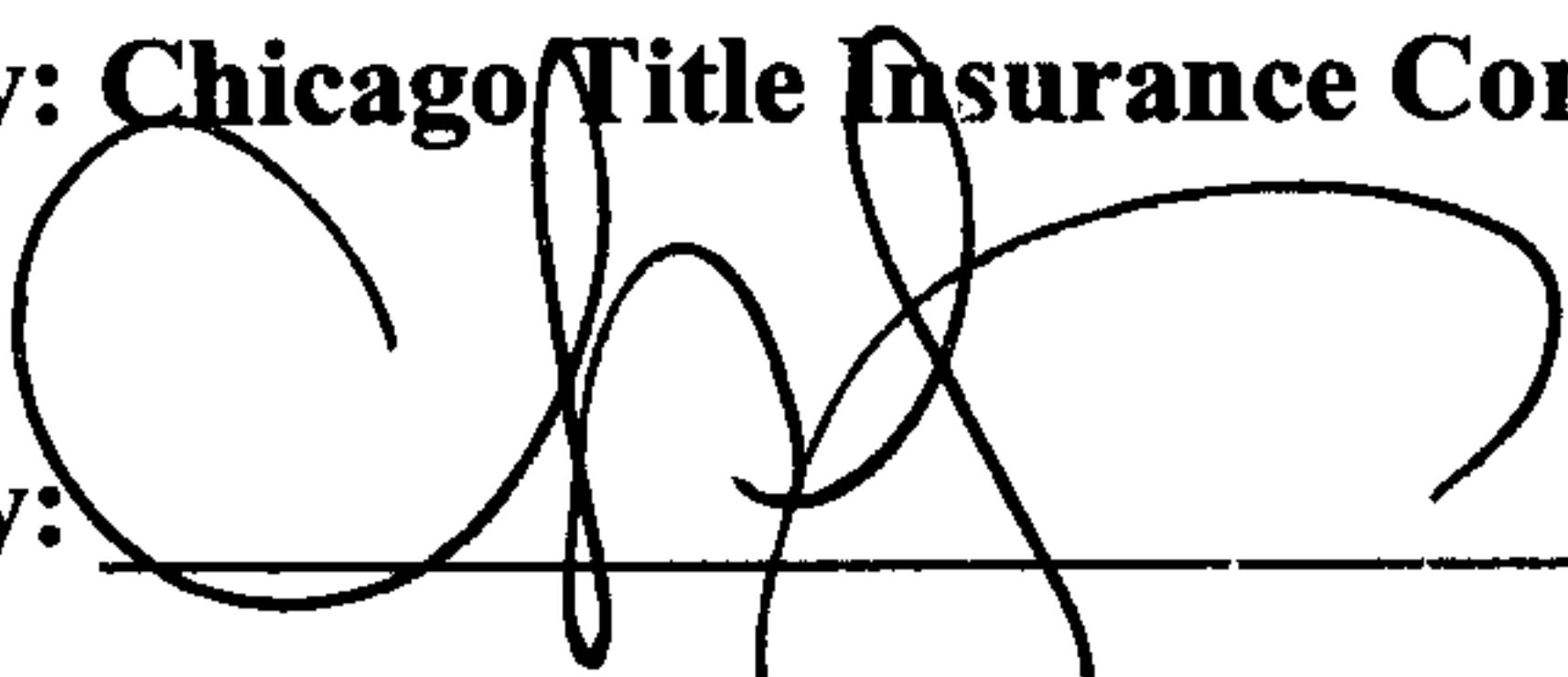


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Executed by the undersigned on 6-20, 2013:

Federal Home Loan Mortgage Corporation

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

By: 

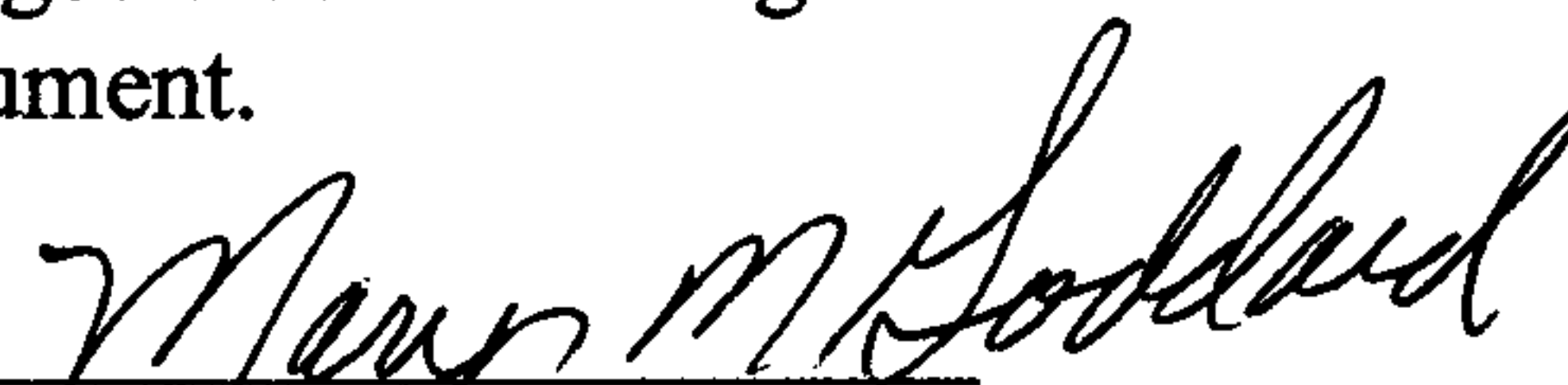
Print Name: Cherri Springer


Its: AVP

A Power of Attorney relating to the above described property was recorded on 2/26/2008 at Document Number: 20080226000076640.

STATE OF PA
COUNTY OF Beaver

The foregoing instrument was acknowledged before me on 6-20, 2013 by Cherri Springer 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.


Notary Public


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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

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 Corporation
Mailing Address 5000 Plano Parkway, Carrollton, Texas 75010

Grantee's Name Brodie Hamilton Hynd
Mailing Address 62 Bearden Lane, Columbiana, AL 35051

Property Address 62 Bearden Lane, Columbiana, AL 35051

Date of Sale 7/12/2013
Total Purchase Price \$110,000.00
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
X 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 7/15/13

Print Bridget L. McCullough

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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