



20130813000328700 1/3 \$25.00
Shelby Cnty Judge of Probate, AL
08/13/2013 08:35:47 AM FILED/CERT

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

Send Tax Notice to:
Anna K. Branch
105 Shelby Forest Rd.
~~Chelsea, AL 35043~~

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

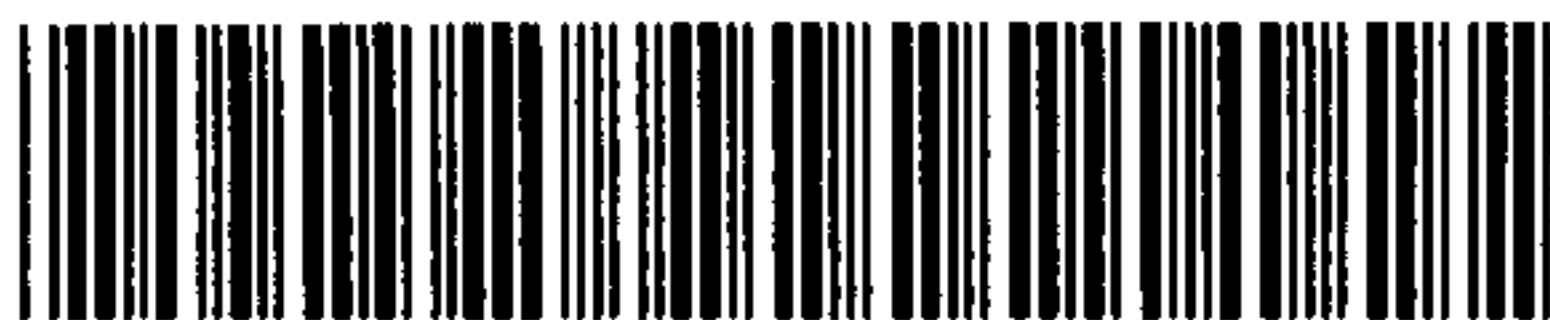
SHELBY COUNTY

That in consideration of One hundred fifty-five thousand and 00/100 Dollars (\$155,000.00) 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Anna K. Branch, and Joshua D. Lee, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 63, according to the Survey of Shelby Forest Estates, as recorded in Map Book 21, Page 117 A and B, in the Office of Judge of Probate of Shelby County, Alabama; being situated in 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 Grantees herein assume and agree to pay.
3. Easement/right-of-way to Shelby County as recorded in Deed Book 231 page 207.
4. Restrictive covenant as recorded in Instrument Number 1996-33644.
5. Mineral and Mining Rights as recorded in Real Volume 44 page 615 and Deed Book 327 page 553.
6. Agreement recorded in Book 125, Page 676.
7. Easements as shown by recorded plat including 10 feet on the Northwesterly side of the land.
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. 20130313000103830, in the Probate Office of Shelby County, Alabama.



Shelby County, AL 08/13/2013
State of Alabama
Deed Tax: \$5.00

§ 150,350.00 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.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 18 day of June, 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, Charlotte Elliott
Its VP
As Attorney in Fact

STATE OF Texas
COUNTY OF Dallas

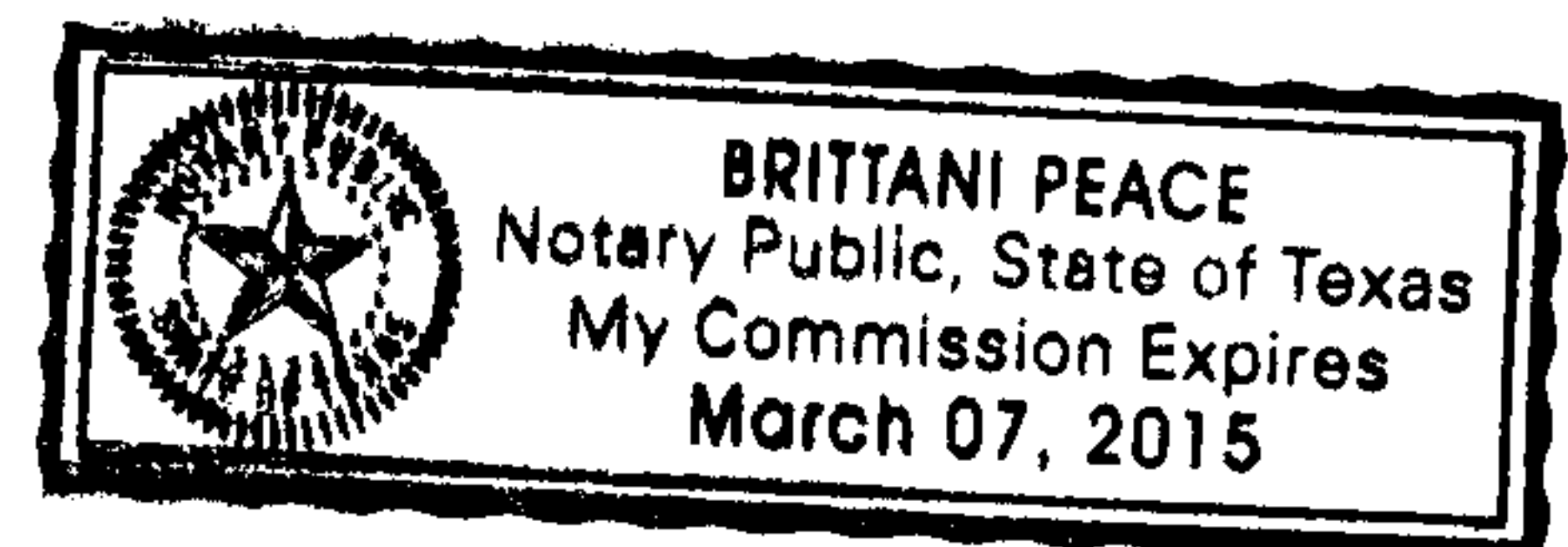
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charlotte Elliott, whose name as VP of Authorized Signer National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing 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 18 day of June, 2013.

NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

1046059
2013-000560



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 Grantee's Name Anna K. Branch and Joshua D. Lee
Mailing Address 5000 Plano Parkway Mailing Address 25 Breenleaf Dr., Apt. 3
Carrollton, TX 75010 Chelsea, AL 35043

Property Address 105 Shelby Forest Road Date of Sale 7/31/2013
Chelsea, AL 35043 Total Purchase Price \$ 155,000.00
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 _____

Print Billy R. Weathington, Jr.

Unattested _____

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1