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20130819000338510 1/4 \$29.00
Shelby Cnty Judge of Probate, AL
08/19/2013 01:50:03 PM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

~~Return to and~~ mail tax statements to:

Valerie A Norwood
7813 Wellwood Cir
Helena, AL 35080

Shelby County, AL 08/19/2013
State of Alabama
Deed Tax: \$6.00

Property Tax ID#: 13-5-22-3-003-003.000
Reference #: 869973701
Order #: 8050394d

SPECIAL WARRANTY DEED

Know all men by these presents: That for and in consideration of One Hundred Sixteen Thousand and 00/100 (\$116,000.00) Dollars and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, that FEDERAL HOME LOAN MORTGAGE CORPORATION, whose post office address is 5000 Plano Parkway, Carrollton, TX 75010, (herein referred to as Grantor), does hereby grant, bargain, sell and convey VALERIE A NORWOOD, a single person, whose post office address is 7813 Wellwood Cir, Helena, AL 35080, (herein referred to as Grantee) the following lot or parcel of land, situated in Shelby County, Alabama, and being more particularly described as follows:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property address: 7813 Wellwood Cir, Helena, AL 35080

Being all of that certain property conveyed to GRANTOR, by deed recorded 05/03/2013, in Instrument No.20130503000182740 of Official Records.

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property

And Grantor does for Grantor and for Grantor's executors, and administrators covenant with the said GRANTEE, Grantee's heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that Grantor is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell, that the executors and administrators shall specially warrant and defend same to said Grantee, Grantee's heirs and assigns forever, against lawful claims of all persons.

To have and to hold unto the said Grantee forever.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal this 5 day of August, 2013.

Tomas Garza
Witness

Tomas Garza
Printed Name

Cynthia Partida Valtierra
Witness

Cynthia Partida Valtierra

Printed Name

STATE OF Texas

COUNTY OF Dallas

FEDERAL HOME LOAN MORTGAGE CORPORATION

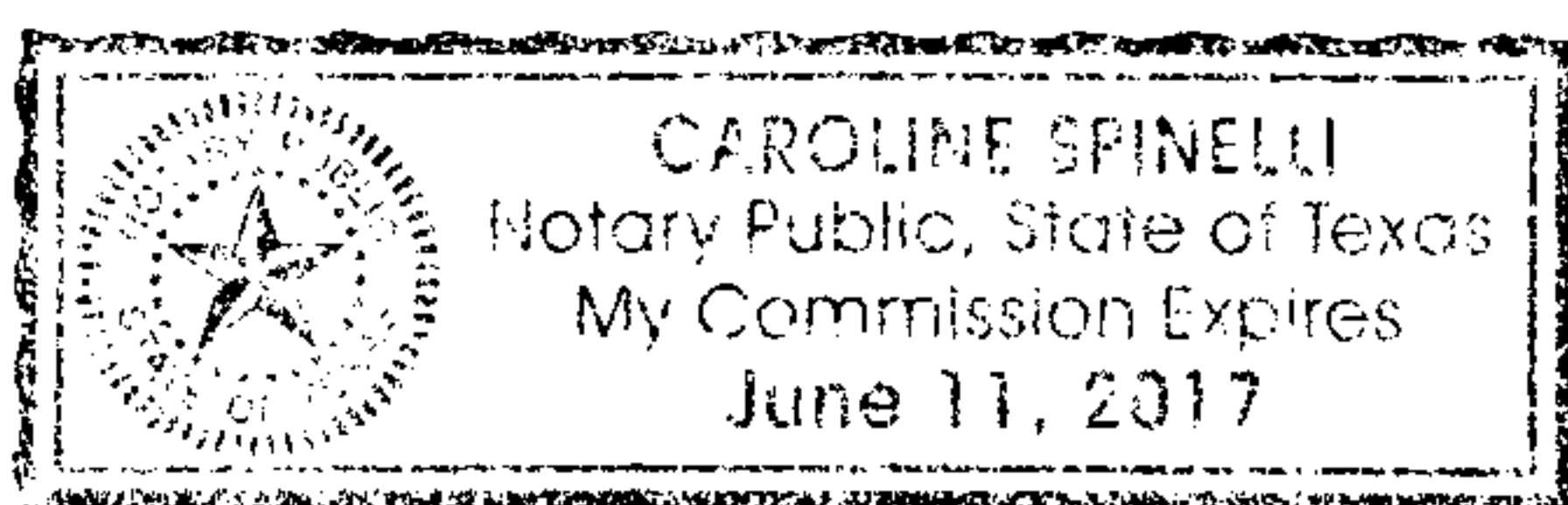
By: [Signature]

Its: VP

By: Authorized Signer of National Default REO Services, a Delaware Limited Liability Company doing business as First American Asset Closing Services ("FAACS"), as attorney in fact and/or agent

I, Caroline Spinelli, hereby certify that [Signature] by [Signature], is: VP, who is the Authorized Signer of National Default REO Services, a Delaware Limited Liability Company doing business as First American Asset Closing Services ("FAACS"), as attorney in fact and/or agent, for FEDERAL HOME LOAN MORTGAGE CORPORATION, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand this 5 day of August, 2013.



[Signature]
Notary Public

My commission expires: 6-11-17

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

Prepared By:
Curphey & Badger Law
c/o Angelina Whittington, Esquire
3849 Lithia Pinecrest Rd.
Valrico, FL 33546

20130819000338510 2/4 \$29.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT "A"

LOT 110, ACCORDING TO THE SURVEY OF WYNDHAM, WELLINGTON SECTOR, PHASE II,
AS RECORDED IN MAP BOOK 23, PAGE 64, IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO FEDERAL HOME LOAN
MORTGAGE CORPORATION FROM NATIONSTAR MORTGAGE, LLC, BY DEED DATED
APRIL 25, 2013 AND RECORDED MAY 03, 2013, INSTRUMENT NO. 20130503000182740 OF
OFFICIAL RECORDS.

APN: 13-5-22-3-003-003.000

Property Address: 7813 Wellwood Cir, Helena, AL 35080

 **NORWOOD**
47390724

AL

FIRST AMERICAN ELS
SPECIAL WARRANTY DEED



WHEN RECORDED, RETURN TO:
FIRST AMERICAN MORTGAGE SERVICES
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING



20130819000338510 3/4 \$29.00
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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 CORP
Mailing Address 5000 PLANO PARKWAY
CARROLLTON, TX 75010
972-395- 4000

Grantee's Name Valerie A Norwood
Mailing Address 7813 Wellwood Cir
Helena, AL 35080

Property Address 7813 Wellwood Cir
Helena, AL 35080

Date of Sale 8/19/2013

Total Purchase Price \$ 116,000.00

or

Actual Value

\$

or

Assessor's Market Value \$



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Shelby Cnty Judge of Probate, AL
08/19/2013 01:50:03 PM FILED/CERT

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
☐ 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 8-5-13

Print

Unattested

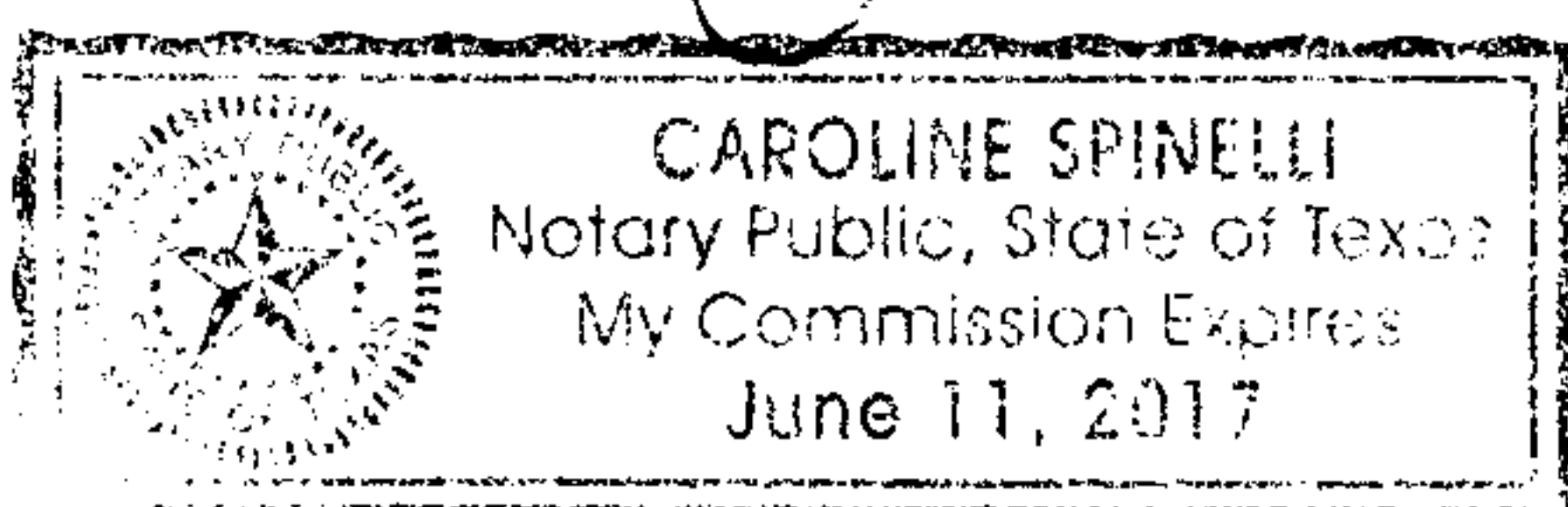
Caroline Spinelli

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Authorized Signor of National Default REO Services, a
Delaware Limited Liability Company dba First American
Asset Closing Services ("FAACS"), as Attorney in
fact and/or agent