

20130906000363860 1/2 \$23.00
Shelby Cnty Judge of Probate, AL
09/06/2013 01:25:04 PM FILED/CERT

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

Send Tax Notice to:

Mary E. Essien

Frank M. Facor

209 Legacy Park Circle
Pelham, AL 35124
(Also property address)

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred fifty thousand nine hundred and 00/100 Dollars (\$250,900.00)* 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 Mary E. Essien, and Frank M. Facor,** (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 6, according to the Survey of Legacy Parc, as recorded in Map Book 27, Page 9, in the Probate Office of 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. Easements, restrictions and setback lines as shown on recorded plat.

\$ 2410,355.00 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, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy thereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, ~~and~~ if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

* as evidenced by closing statement

** Whose address is 420 Montgomery, San Fransisco, CA 94101

*** Whose address is the property address.



Shelby County, AL 09/06/2013
State of Alabama
Deed Tax:\$5.00

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 11
day of June, 2013.

MorEquity, Inc.

By Nationstar Mortgage, as Attorney in Fact

By: [Signature]

Its Assistant Secretary

STATE OF Texas

COUNTY OF Denton

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Andrew Thomas, whose name as Assistant Secretary of Nationstar Mortgage, as Attorney in Fact for MorEquity, Inc., 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, acting in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 11 day of June, 2013.

[Signature]
NOTARY PUBLIC

My Commission expires: April 6, 2016

AFFIX SEAL

2011-003198

