

20131001000392280 1/3 \$79.50  
Shelby Cnty Judge of Probate, AL  
10/01/2013 08:27:30 AM 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:  
William D. Brady

*2039 Knollwood Place  
Birmingham AL 35242*

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Fifty-eight thousand five hundred and 00/100 Dollars (\$58,500.00) 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 Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto William D. Brady, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 38, According to the survey of Savannah Pointe, Sector VIII, as recorded in Map Book 36, Page 58, 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 Grantee herein assume and agree to pay.
3. Right of way to Alabama Power Company in 138, Page 159 and Inst. 2005-39396.  
Easement to City of Calera in Instrument No. 1999-47297  
Restrictions in 20060411000167260.  
Restriction, easements and setback lines as shown on recorded plat.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.
5. 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. 20120210000051130, in the Probate Office of Shelby County, Alabama.

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 Grantee, his/her heirs and assigns, forever.



Shelby County, AL 10/01/2013  
State of Alabama  
Deed Tax: \$58.50

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 29 day of August, 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")

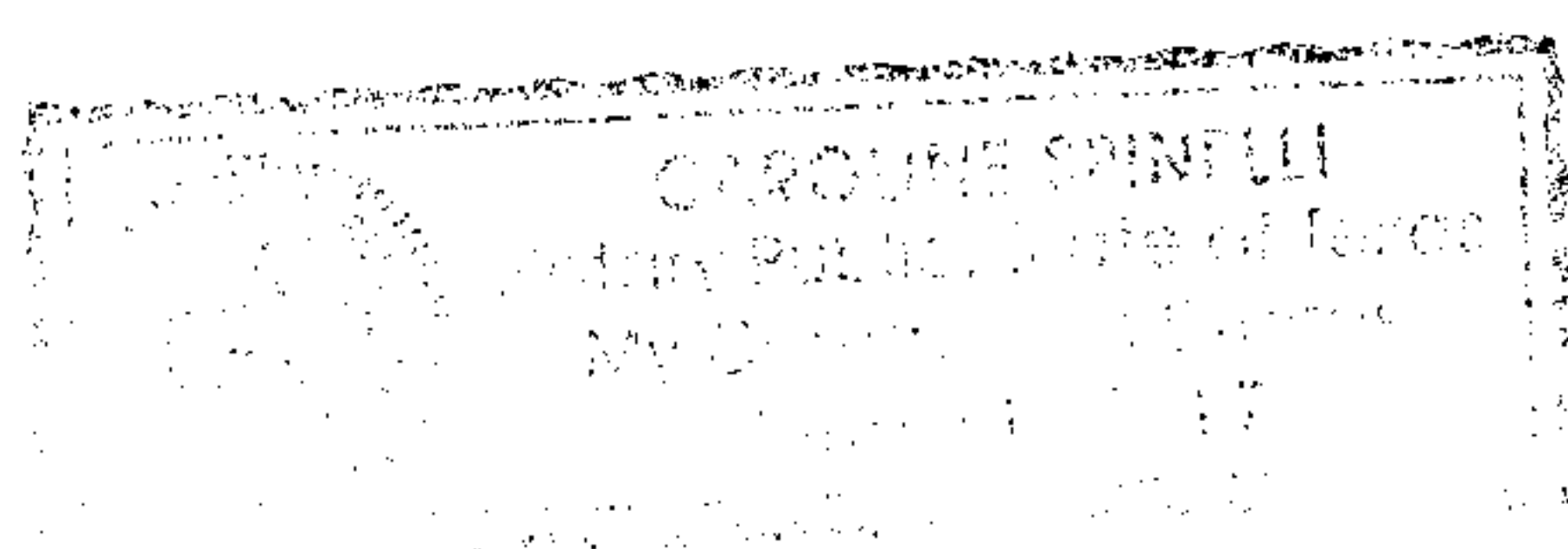
by, [Signature] **Justin Jung**  
Its VP  
As Attorney in Fact

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 29 day of August, 2013.



[Signature] **Caroline Spinelli**  
NOTARY PUBLIC  
My Commission expires: 10-11-17  
AFFIX SEAL

956176  
2012-000374



  
20131001000392280 2/3 \$79.50  
Shelby Cnty Judge of Probate, AL  
10/01/2013 08:27:30 AM FILED/CERT



### 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, TX 75010

Grantee's Name William D. Brady

Mailing Address 2089 Knollwood Place  
Birmingham, AL 35242

Property Address 1011 Maryanna Road  
Calera, AL 35040

Date of Sale 9/25/2013  
Total Purchase Price \$58,500.00

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  
☐ 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 9/25/2013

☐ Unattested

\_\_\_\_\_  
(verified by)

Print William Brady

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

