


This Instrument Prepared By:
Jason B. Tingle, Esq.
2110 Devereux Circle, Suite 100
Birmingham, Alabama 35243

Send Tax Notice To:
FHLMC
8200 Jones Branch Drive
McLean, VA 22102-3110


20140106000004850 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
01/06/2014 10:43:40 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

)

)

PREPARED WITHOUT THE BENEFIT OF A SURVEY

SPECIAL STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of \$107,839.53, and other good and valuable considerations, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged,

CITIMORTGAGE, INC.

Whose address is: 1000 Technology Drive, O'Fallon, Missouri 63368

(herein referred to as "Grantor") grants, bargains, sells and conveys unto:

FEDERAL HOME LOAN MORTGAGE CORPORATION

Whose address is: 8200 Jones Branch Drive, McLean, VA 22102-3110

(herein referred to as "Grantee"), the following described real estate, situated in SHELBY COUNTY, ALABAMA, to-wit:

See Exhibit "A"

SUBJECT TO:

1. All assessments and taxes for the year 2013 and all subsequent years, which are not yet due and payable.
2. Right or claims of parties in possession and easements or claims of easements not shown by the public records, boundary line disputes, overlaps, encroachments, and any matters not of record which would be disclosed by an accurate survey and inspection of the land.
3. Taxes or special assessments which are not shown as existing liens by the public records.
4. Any lien or right to lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by public record.
5. Restrictions, covenants and easements of record.
6. Any inaccuracy in statement made as to the quantity of land contained within the boundaries of the land described in the legal description. (Exhibit A on the title commitment.)

TO HAVE AND TO HOLD unto the said Grantee, and his/her/its assigns forever.

SUBJECT TO STATUTORY RIGHT OF REDEMPTION, if any, of all parties lawfully entitled thereto pursuant to the Code of Alabama (1975), and the amendments thereto.

PROPERTY SOLD AS IS and Grantor only warrants title from the time it obtained title until the date Grantor conveys its interest in the aforesaid property to the Grantee.

IN WITNESS WHEREOF, the said Grantor, by Abigail Beach, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 20 day of December, 2013.

ATTEST:

CITIMORTGAGE, INC.

April Shell 12/00/13

April Shell

Its: Vice President – Document Control

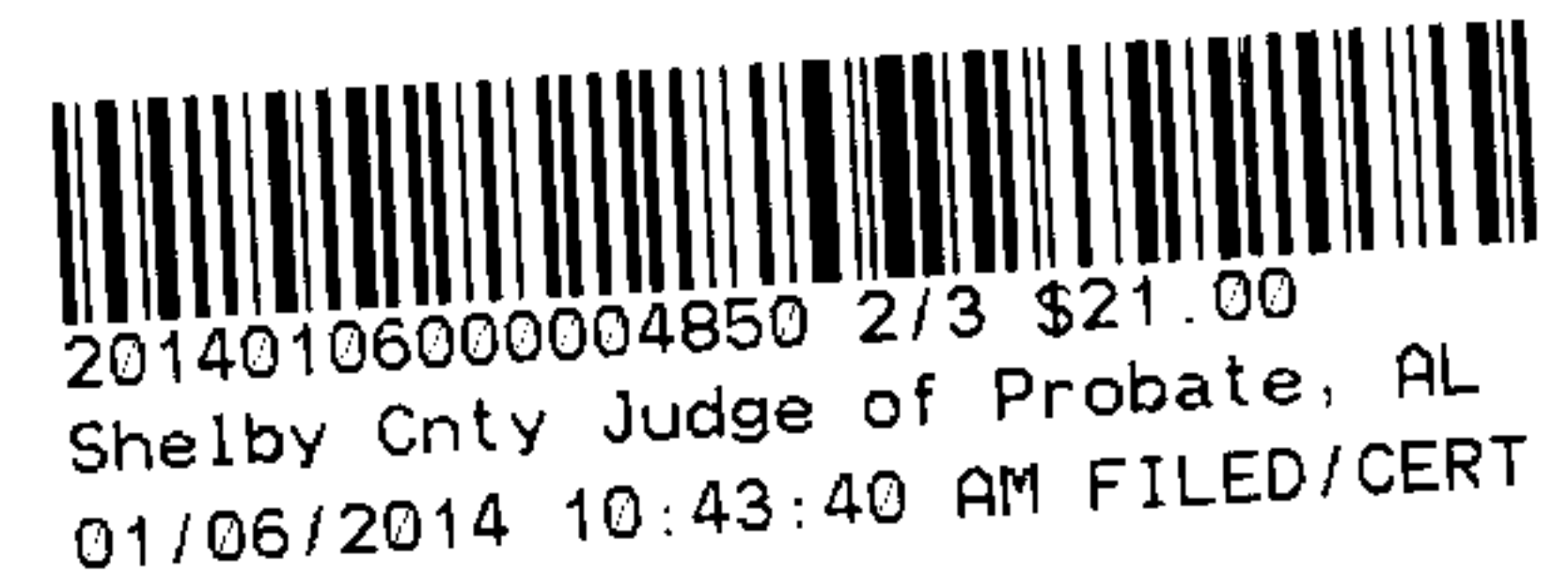
By:

Abigail Beach

Abigail Beach

Its: Vice President – Document Control

STATE OF Kentucky
COUNTY OF Boone



I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Abigail Beach, whose name as Vice President - Document Control of CitiMortgage, Inc., 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.

Given under my hand and official seal, this the 20 day of December, 2013.

Notary Public: [Signature]
My Commission Expires: July 5, 2016

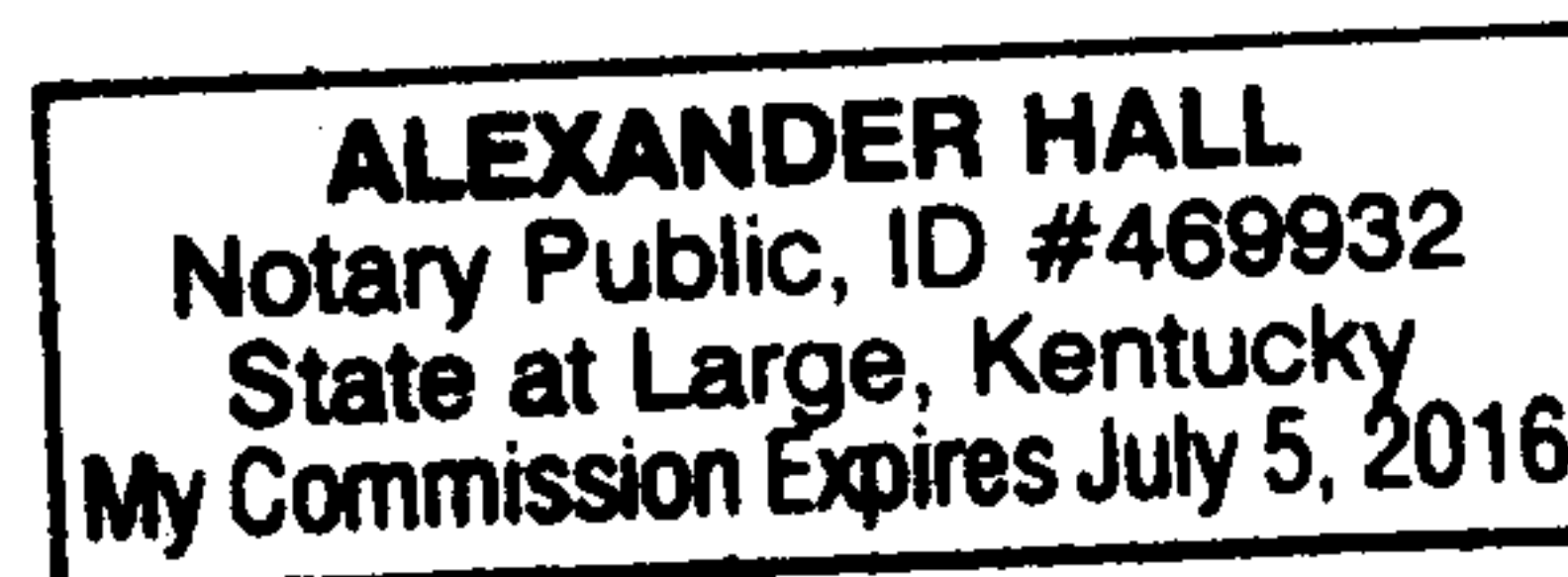


EXHIBIT "A"

Situated in the County of Shelby, State of Alabama:

Lot 135, according to the survey of the cottages at Stonehaven, third addition, as recorded in Map Book 26, Page 15, in the Probate Office of Shelby County, Alabama.

Tax ID No: 136234004056000

Being the same property conveyed by Warranty Deed:

Grantor: Builder's Group, Inc.

Grantee: Tonya L. Browning and Cheryl D. Taback, for and during their joint lives and upon the death of either of them, then to the survivor of them, together with every contingent remainder and right of reversion


Dated: 07/14/2000

Recorded: 07/13/2000

Doc#/Book-Page 2000-24109

Address: 104 Stone Hill Circle, Pelham, AL 35124

End of Schedule A


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