

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

Send Tax Notice to:
Jeffery Scott Elliott

532 11th St NW
Cahaba AL 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred eighteen thousand and 00/100 Dollars (\$118,000.00) 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 Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Jeffery Scott Elliott, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3, in Block 3, according to the Survey of Hamlet, Second Sector, as recorded in Map Book 8, Page 36, in the Office of the Judgment of Probate Shelby County, Alabama.

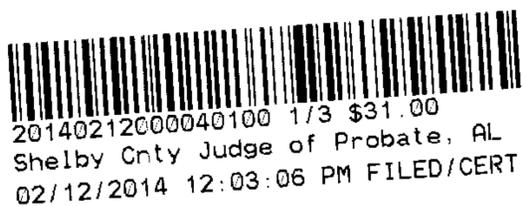
Subject to:

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. Easement/right-of-way to Alabama Power Company as recorded in Volume 134, Page 209 and Volume 220, Page 329.
4. Easement/right-of-way to Shelby County as recorded in Volume 271, Page 732.
5. Restrictive covenant as recorded in Volume 40, Page 73.
6. Mineral and Mining Rights as recorded in Volume 34, Page 401.
7. Restrictions as shown on recorded plat.

\$ 107,142.00 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 Grantee, his/her heirs and assigns, forever.



Shelby County, AL 02/12/2014
State of Alabama
Deed Tax: \$11.00

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 26 day of December, 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] **Jamey Davis**
Its [Signature]
As Attorney in Fact

STATE OF Texas

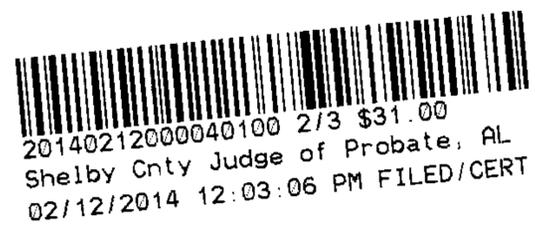
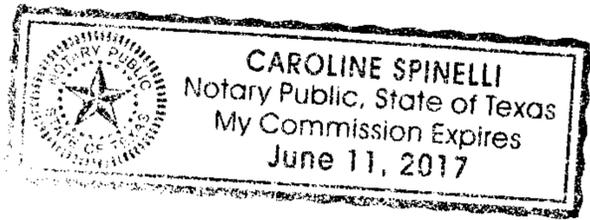
COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jamey Davis, whose name as [Signature] 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 26 day of December, 2013.

[Signature]
Caroline Spinelli
NOTARY PUBLIC
My Commission expires: 6/11/17
AFFIX SEAL

1008568
2012-002517



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 Loans
Mailing Address 500 Plano Pkwy
Cornilton TX
75010

Grantee's Name Jeffery Scott Elliott
Mailing Address 532 11th St NW
Alabaster AL
35007

Property Address 532 11th St NW
Alabaster AL
35007

Date of Sale 1/27/14
Total Purchase Price \$ 118000.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____



20140212000040100 3/3 \$31.00
Shelby Cnty Judge of Probate, AL
02/12/2014 12:03:06 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 _____

Print Jeffery Scott Elliott

Unattested
(verified by)

Sign Jeffery Scott Elliott
(Grantor/Grantee/Owner/Agent) circle one