

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

Send Tax Notice to:  
Trevor Kesler

4001 Fallston Drive  
Helena, AL 35080

**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 Trevor Kesler, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 46, according to the amended map of Wyndham Bedford Sector, as recorded in Map Book 23, Page 10, 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. 20-foot minimum building setback line as reserved and shown on recorded map.
4. Restrictive covenant as recorded in Instrument Number 1997-24873.
5. Mineral and Mining Rights as recorded in Volume 324, Page 362.
6. Subject to existing easements, restrictions, set-back lines and rights of way of record, if any.
7. 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. 20130910000367410, in the Probate Office of Shelby County, Alabama.

\$ 94,400.00 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.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 21 day of January, 2014.

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 \_\_\_\_\_  
As Attorney in Fact

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

STATE OF Texas

COUNTY OF Dallas

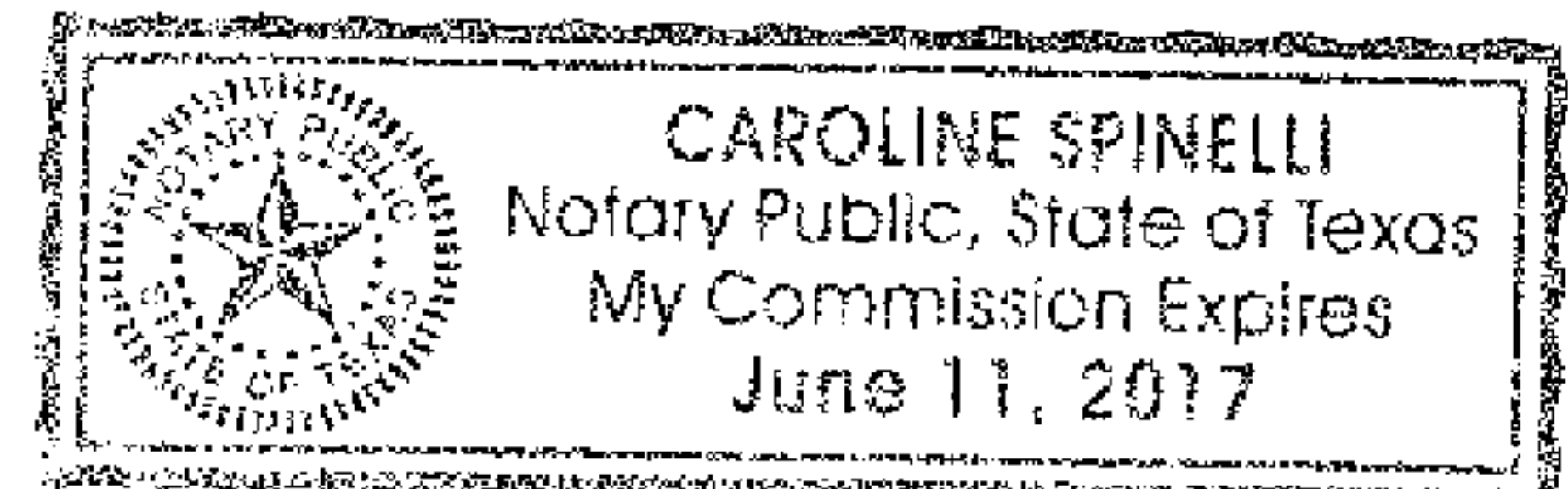
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
Jamey Davis, whose name as [Signature] of  
Authorized Signer National Default REO Services, a Delaware Limited Liability Company dba  
First American Asset Closing Services ("FAACS"), as Attorney in Fact 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 21 day of January, 2014.

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

Caroline Spinelli

1082711  
2013-001823



**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 Grantee's Name Trevor Kester  
 Mailing Address 5000 Plano Pkwy Corporation Mailing Address 4001 Fallbrook Drive  
Carrollton, TX 75010 Helen, AL 35080

Property Address 1707 Wyndham Circle Date of Sale 2/19/14  
Helen, AL 35080 Total Purchase Price \$ 118,000.00  
 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 ☐ Appraisal  
☐ Sales Contract ☐ Other  
☒ Closing Statement

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 2/19/14Print Jeff W. Parmer

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 02/21/2014 03:27:24 PM  
 S44.00 KILLY  
 20140221000048860