

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

Send Tax Notice to:  
Jeffrey J. Valentine  
Meagan N. Valentine  
618 Waterford Lane  
Calera, AL 35040  
(Also property address)

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred two thousand five hundred and 00/100 Dollars (\$102,500.00)\* 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Jeffrey J. Valentine, and Meagan N. Valentine, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 571, according to the survey of Waterford Highlands, Sector 4, Phase I, as recorded in Map Book 34, Page 73, 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. Easement/right-of-way to Shelby County as recorded in Deed Book 240, Page 36.
4. Easement/right-of-way to Alabama Power Company as recorded in Instrument Number 2004-35497.
5. Restrictive covenant as recorded in Instrument Number 2000-40215, and amended in Instrument Number 2001-12819, and Instrument Number 20051129000616490.
6. Mineral and Mining Rights as recorded in Instrument Number 1995-1640 and Real 345, Page 744.
7. Articles of Waterford, LLC as recorded in Instrument Number 1999-49065.
8. Grant to the State of Alabama for railroad as recorded in Real 278, Page 5
9. Real of Damages as recorded in Instrument Number 1995-1640 and Real 345, Page 744.
10. Restrictions as set forth in Instrument 2004-46705.
11. 15 foot alley easement on said property, as shown on recorded map.
12. 8 foot easement as shown on recorded map.
13. Ordinance with the City of Calera, as recorded in Instrument 2000-0006.
14. Terms and conditions as recorded in Instrument 1995, Page 1640 Articles of Home Owners Association, as recorded in Instrument 2001, Page 12817
15. Restrictions as shown on recorded plat.
16. 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. 20130904000359800, in the Probate Office of Shelby County, Alabama.

See Attached Exhibit "S"


\$ 97,375.<sup>00</sup> 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, their heirs and assigns, forever.

**\* As evidenced by closing statement.**


Shelby County, AL 03/14/2014  
State of Alabama  
Deed Tax: \$5.50

  
20140314000071010 1/3 \$25.50  
Shelby Cnty Judge of Probate, AL  
03/14/2014 10:20:55 AM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 25 day of February, 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,  **Amelia Hamilton**  
Its \_\_\_\_\_  
As Attorney in Fact

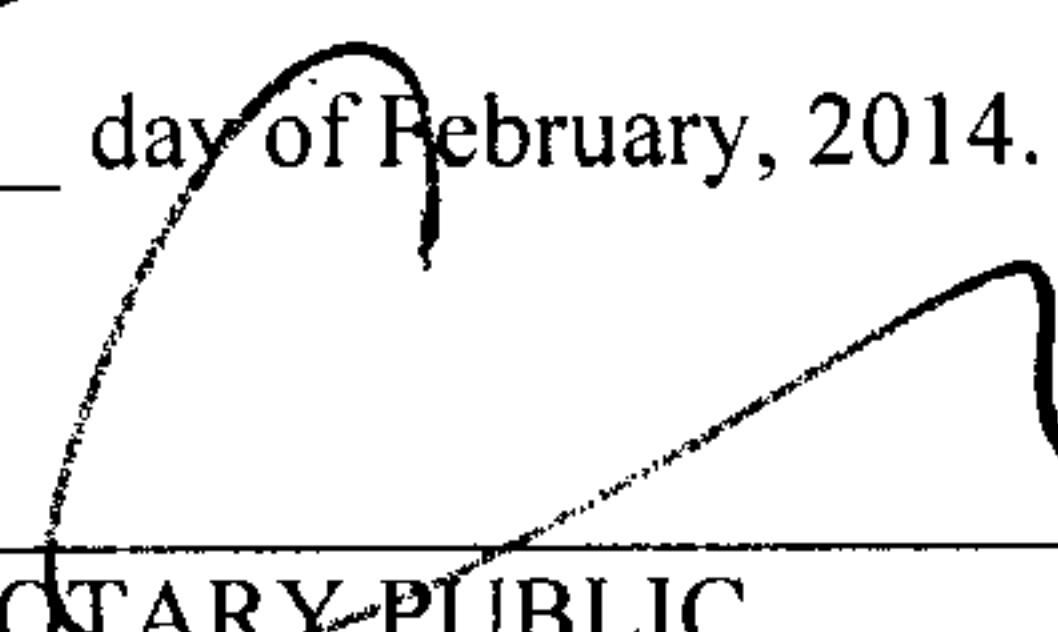
Authorized Signor of National Default REO Services, a  
Delaware Limited Liability Company dba First American  
Asset Closing Services ("FAACS"), as Attorney in  
fact and/or agent

STATE OF TX

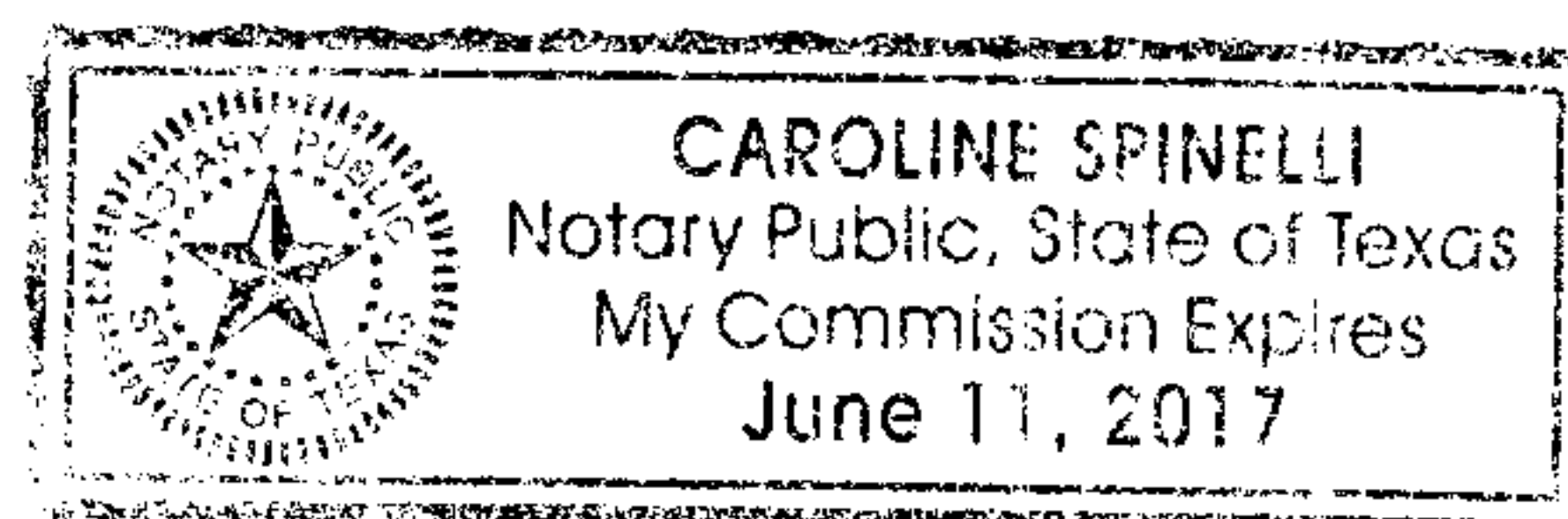
COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Amelia Hamilton, whose name as up 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 25 day of February, 2014.

 **Caroline Spinelli**  
NOTARY PUBLIC  
My Commission expires: 6-11-17  
AFFIX SEAL

1081654  
2013-001789




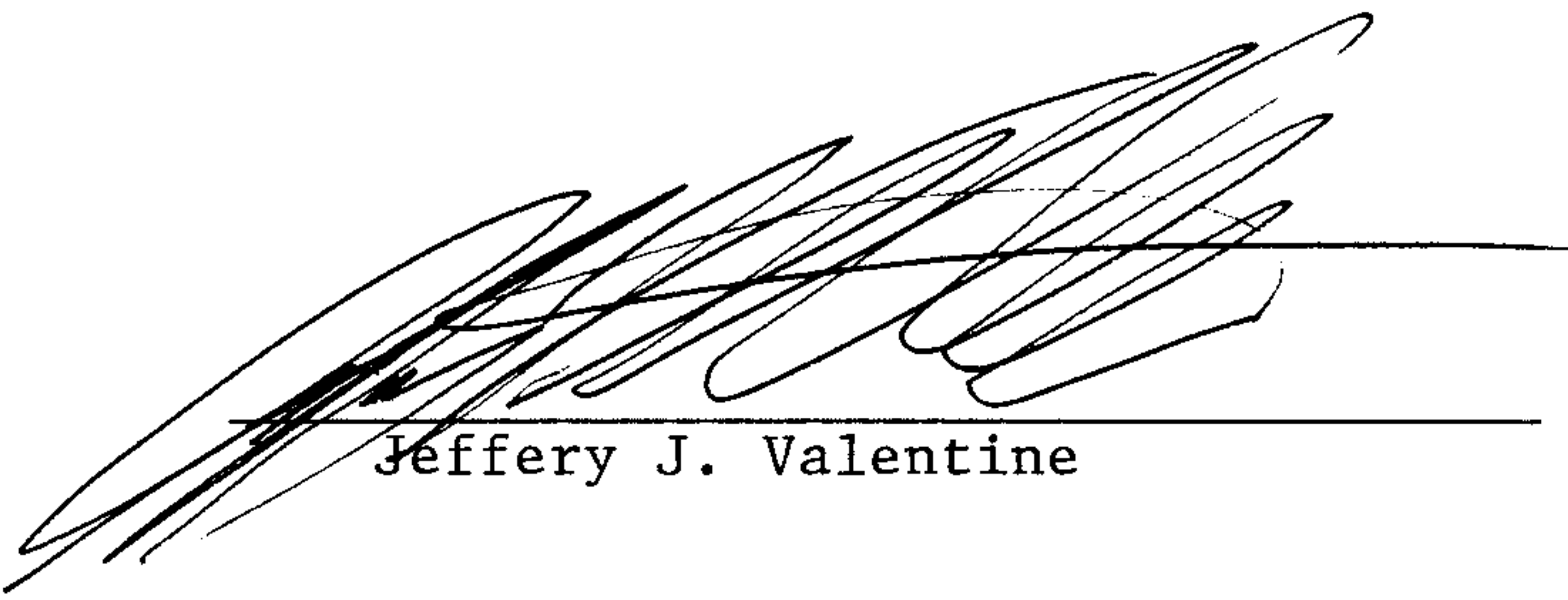


  
20140314000071010 2/3 \$25.50  
Shelby Cnty Judge of Probate, AL  
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EXHIBIT "S"

It is the purpose and intent of this Exhibit to alter the Grantee's form of ownership to Joint Tenants with Right of Survivorship. Unless the joint tenancy hereby 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 shall take as tenants in common.

  
\_\_\_\_\_  
Jeffery J. Valentine  
  
\_\_\_\_\_  
Meagan N. Valentine  
\_\_\_\_\_  
20140314000071010 3/3 \$25.50  
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