

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

Send Tax Notice to:  
Donald Kitchens  
Sandra Kitchens  
2411 ROYAL LANE  
Pelham AL 35124

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred fifty thousand and 00/100 Dollars (\$150,000.00) 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Donald Kitchens, and Sandra Kitchens, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, according to the survey of Reif Subdivision, as recorded in Map Book 13, Page 118, 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 Alabama Power Company as recorded in Deed Volume 244, Page 674.
4. Restrictions as shown on recorded plat.

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, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy thereby 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 herein shall take as tenants in common.

Shelby County, AL 03/17/2014  
State of Alabama  
Deed Tax: \$150.00

  
20140317000072730 1/3 \$170.00  
Shelby Cnty Judge of Probate, AL  
03/17/2014 11:21:20 AM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 26 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, [Signature]

Its [Signature]

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 Texas

COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that [Signature], 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 February, 2014.

[Signature]  
NOTARY PUBLIC

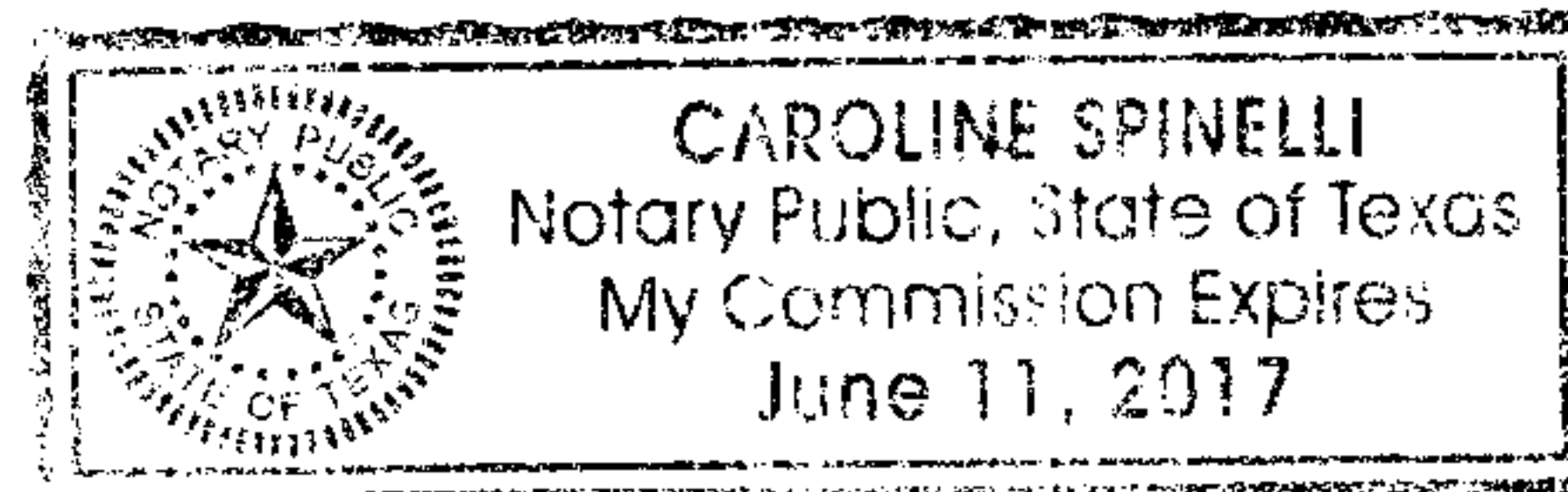
My Commission expires 6-11-17

AFFIX SEAL

Caroline Spinelli

874752

2011-001663



20140317000072730 2/3 \$170.00  
Shelby Cnty Judge of Probate, AL  
03/17/2014 11:21:20 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 Donald Kitchens, Sandra Kitchens  
Mailing Address 2411 ROYAL LANE  
Pelham AL 35124

Property Address 2411 Royal Ln  
Pelham, AL 35124

Date of Sale 3/14/2014  
Total Purchase Price \$150,000.00  
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 3/14/2014

Print Sirote & Permutt PC  
Donald Kitchens

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested  
☐ (verified by)

20140317000072730 3/3 \$170.00  
Shelby Cnty Judge of Probate, AL  
03/17/2014 11:21:20 AM FILED/CERT