

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

Send Tax Notice to:  
Martin Tellez

5550 Roy Drive  
Helena AL 35080

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Sixty-two thousand and 00/100 Dollars (\$62,000.00) 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 Martin Tellez, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the Northwest corner of the Southeast quarter of the Southwest quarter of Section 34, Township 20 South, Range 3 West, more particularly described as follows:

Beginning at the Northwest corner of Lot 1 of Kay Lucas Subdivision recorded in Map Book 11, Page 67 and run in a Southerly direction along the West line of said Lot 1 for a distance of 220.49 to a point on the Northern most Right of Way line of County Road Number 44; thence turn an interior angle to the left of 100 degrees 27 minutes 51 seconds and run in a Southwesterly direction along said Right of Way for a distance of 59.26 feet; thence turn an interior angle to the left of 175 degrees 37 minutes 15 seconds and run in a Southwesterly direction for a distance of 249.00 feet along said Right of Way to a point on the Eastern most Right of Way of Lucas Lane; thence turn an interior angle to the left of 71 degrees 24 minutes 26 seconds and run in a Northeasterly direction along said Right of Way for a distance of 212.13 feet; thence turn an interior angle to the left of 231 degrees 18 minutes 00 seconds and run in a Northwesterly direction for a distance of 73.77 feet; thence turn an interior angle to the left of 49 degrees 54 minutes 30 seconds and run in a Easterly direction for a distance of 306.22 feet to the Point of Beginning.


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. Easements, reservations, restrictions, protective covenants, rights of way, conditions and building setback lines of record, if any.
4. 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 Instrument #20131211000476810, in the Probate Office of Shelby County, Alabama.

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 03/19/2014  
State of Alabama  
Deed Tax: \$62.00

  
20140319000076260 1/3 \$82.00  
Shelby Cnty Judge of Probate, AL  
03/19/2014 01:51:13 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 11 day of March, 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 up

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 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 11 day of March, 2014.

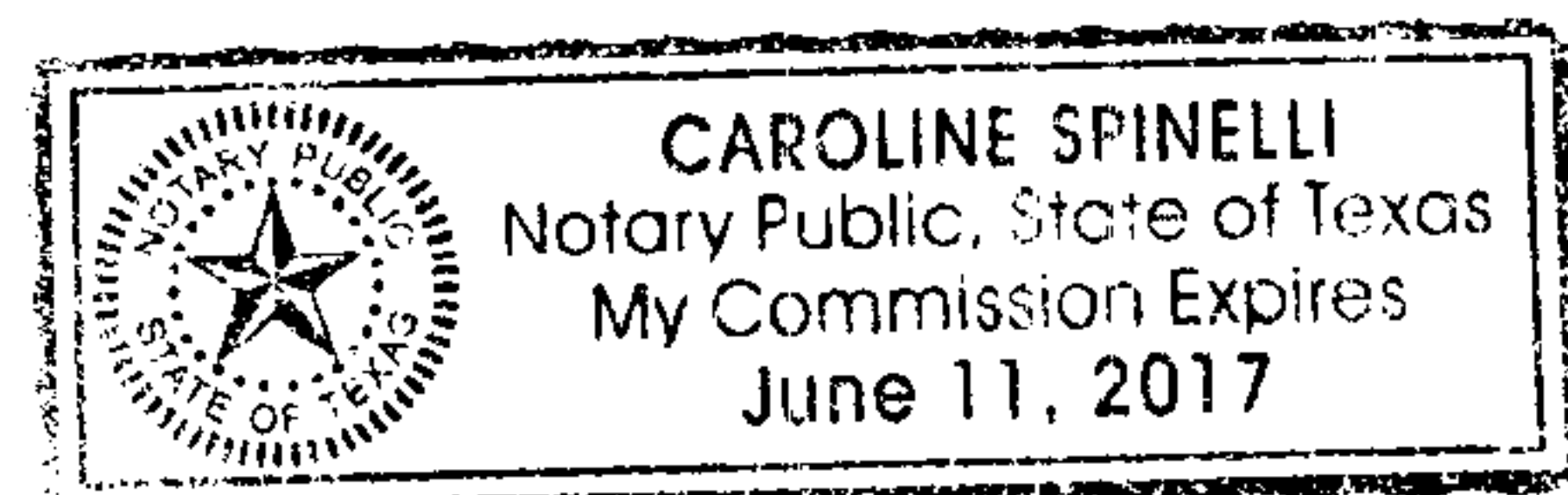
[Signature]  
NOTARY PUBLIC

My Commission expires: 6/11/17

AFFIX SEAL

Caroline Spinelli

1101998  
2013-002447



20140319000076260 2/3 \$82.00  
Shelby Cnty Judge of Probate, AL  
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# 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 Martin Tellez  
Mailing Address 5550 Roy DR  
Helena AL 35080

Property Address 22 Lucas Lane  
Alabaster, AL 35007

Date of Sale 3/19/2014  
Total Purchase Price \$62,000.00  
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 3/19/2014

Print MARTIN TELLEZ

☐ Unattested

(verified by)

Sign Martin Tellez  
(Grantor/Grantee/Owner/Agent) circle one



20140319000076260 3/3 \$82.00  
Shelby Cnty Judge of Probate, AL  
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