

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

Send Tax Notice to:  
Robert C. Weidler  
Leslie G. Weidler  
159 MARLSTONE COURT  
HELENA AL 35080

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred thirty-one thousand and 00/100 Dollars (\$131,000.00) 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 Robert C. Weidler, and Leslie G. Weidler, (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 127, according to the Survey of Kentwood, Third Addition, Phase One, as recorded in Map Book 19, Page 26, 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 Book 217, Page 418.
4. Easement/right-of-way to Shelby County as recorded in Book 216, Page 584.
5. Restrictive covenant as recorded in Instrument No. 1995-25822.
6. Building lines, easements, restrictions, covenants, conditions, reservations and limitations affecting the land.
7. Restrictions as shown on recorded plat.
8. 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 No. 20131106000438410, 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 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.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 3 day of ~~February~~ Mar, 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 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

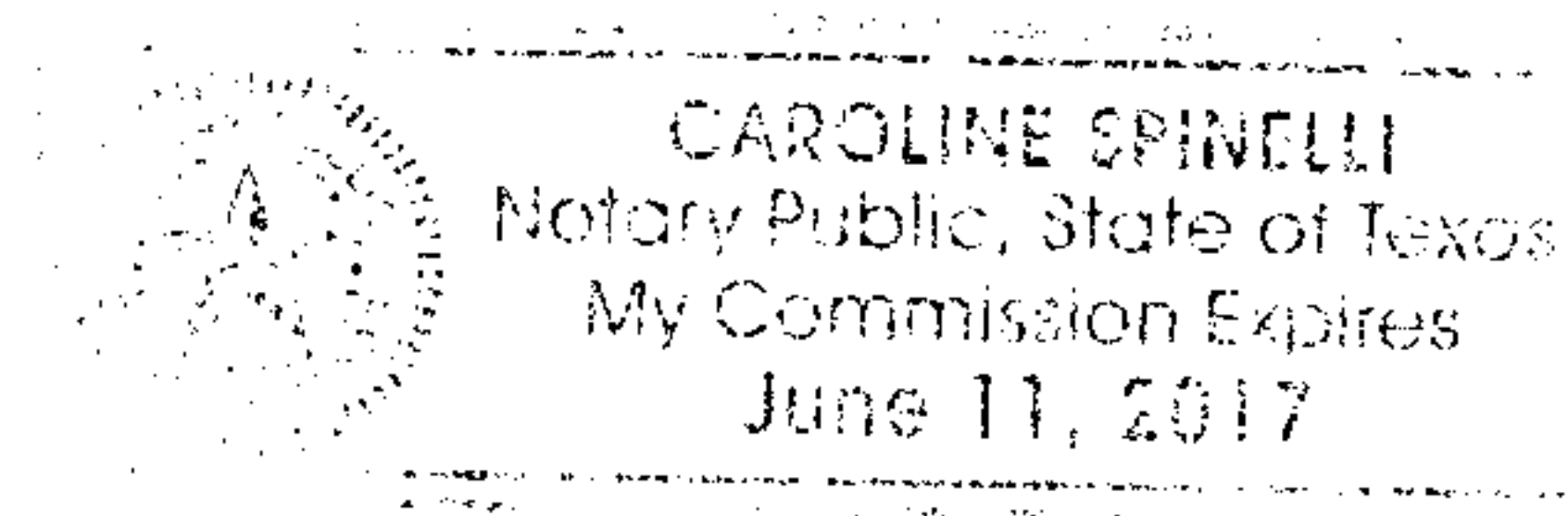
COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that [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 3 day of ~~February~~ March, 2014.

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

1095520  
2013-002268



20140409000102830 2/3 \$151.00  
Shelby Cnty Judge of Probate, AL  
04/09/2014 01:34:02 PM 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 Robert C. Weidler, Leslie G. Weidler

Mailing Address 159 MARLSTONE COURT  
HELENA AL 35080

Property Address 108 Kentwood Trail  
Alabaster, AL 35007

Date of Sale 04/09/2014  
Total Purchase Price \$131,000.00

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  
☒ 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 04/09/2014

☐ Unattested

(verified by)

Print Robert C. Weidler

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



20140409000102830 3/3 \$151.00  
Shelby Cnty Judge of Probate, AL  
04/09/2014 01:34:02 PM FILED/CERT