

20140506000135180 1/5 \$29.50
Shelby Cnty Judge of Probate, AL
05/06/2014 10:33:46 AM FILED/CERT

This instrument was prepared by:

Reid S. Manley
BURR & FORMAN, LLP
420 N. 20th St., Suite 3400
Birmingham, Alabama 35203

Send Tax Notice to:

Virgil Perkins and Cecilia D. Perkins
9680 Highway 42
Shelby, Alabama 35143

STATE OF ALABAMA)

COUNTY OF SHELBY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to **Federal Home Loan Mortgage Corporation**, a federally chartered corporation, ("Grantor"), in hand paid by **Virgil Perkins and Cecilia D. Perkins**, husband and wife ("Grantees"), 9680 Highway 42, Shelby, Alabama 35143, the receipt and sufficiency whereof are hereby acknowledged, the Grantor does hereby release, remise and quit claim unto Grantees all of its rights, title and interests in and to that certain real estate (the "Property") situated in Jefferson County, Alabama, to-wit:

Commencing at the SW corner of Section 13, Township 22 South, Range 1 West, and run South 0 degrees 00 minutes 00 seconds East along the West line of Section 24 a distance of 70.65 feet to a point on the Northerly right of way of Heart of Dixie Railroad (100.0 foot right of way); thence North 82 degrees 12 minutes 06 seconds East and run a distance of 247.60 feet to a point on the Northerly right of way line of said railroad; thence North 67 degrees 07 minutes 16 seconds East and run a distance of 259.00 feet to a point on the Northerly right of way line of said railroad; thence North 66 degrees 52 minutes 52 seconds East and run a distance of 54.75 feet to a point on the Northerly right of way of said railroad; thence leaving said right of way on a bearing of North 01 degrees 05 minutes 41 seconds East and run a distance of 166.76 feet to the point of beginning; thence North 88 degrees 54 minutes 19 seconds West and run a distance of 121.23 feet; thence North 01 degrees 05 minutes 45 seconds East and run a distance of 115.79 feet to the Southerly right of way line of Shelby County Highway No. 42 (80-foot right of way); thence South 89 degrees 11 minutes 35 seconds East and run a distance of 121.23 feet; thence South 01 degrees 05

minutes 41 seconds West and run a distance of 116.40 feet to the point of beginning. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the Property unto the Grantees and the Grantees' successors and assigns, forever.

(Signature and acknowledgement on following page)

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be properly executed on this 22 day of January, 2014.

GRANTOR:

FEDERAL HOME LOAN MORTGAGE CORPORATION

By: Lynne Fassig

Name: Lynne Fassig

Title: Assistant Treasurer



STATE OF Texas

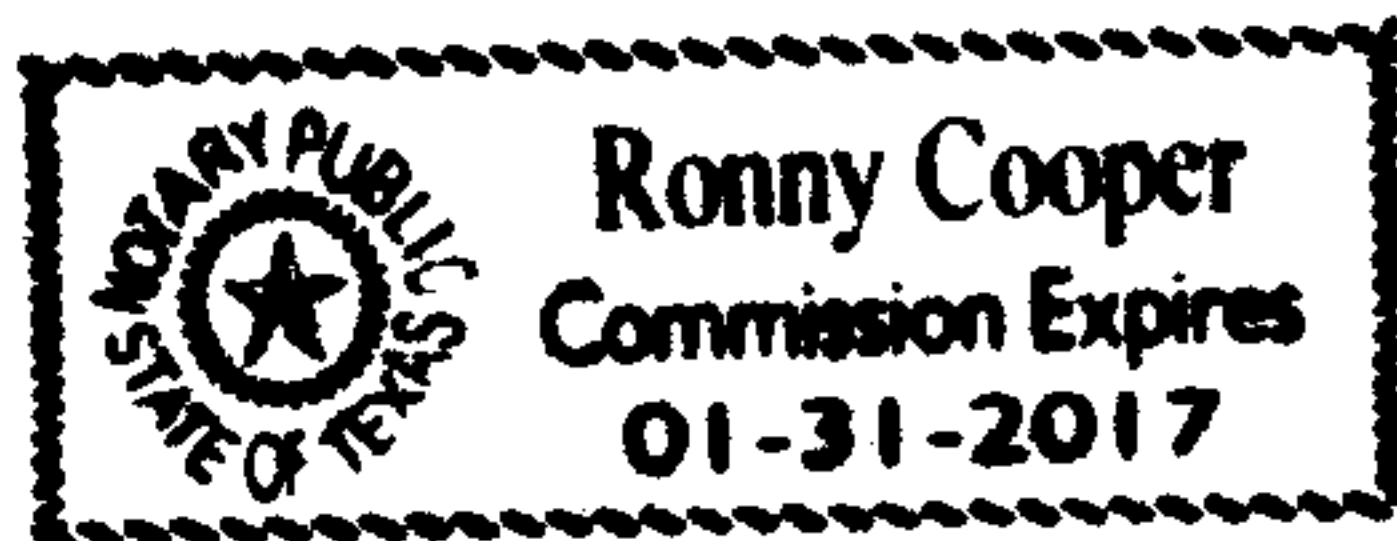
COUNTY OF Denton

I, Ronny Cooper, a Notary Public in and for said County in said State, hereby certify that Lynne Fassig, whose name as Assistant Treasurer of Federal Home Loan Mortgage Corporation, is signed to the foregoing *QUITCLAIM DEED* and who is known to me, acknowledged before me on this day that, being informed of the contents of the same, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal, this 22 day of January, 2014.

Ronny Cooper
NOTARY PUBLIC

[SEAL]



My Commission Expires: 1/31/17


FEDERAL HOME LOAN MORTGAGE CORPORATION

CERTIFICATE OF APPOINTMENT AND AUTHORITY

Pursuant to the authority vested in me by the Divisional Delegation of Authorities Certificate, Section VII, Legal, I hereby appoint **LYNNE FASSIG** as Assistant Treasurer of the Federal Home Loan Mortgage Corporation (Freddie Mac) for the sole purpose of executing the documents regarding real properties which are foreclosed or real property acquired by other means and assigned to REO for disposition, including, but not limited to, the following:

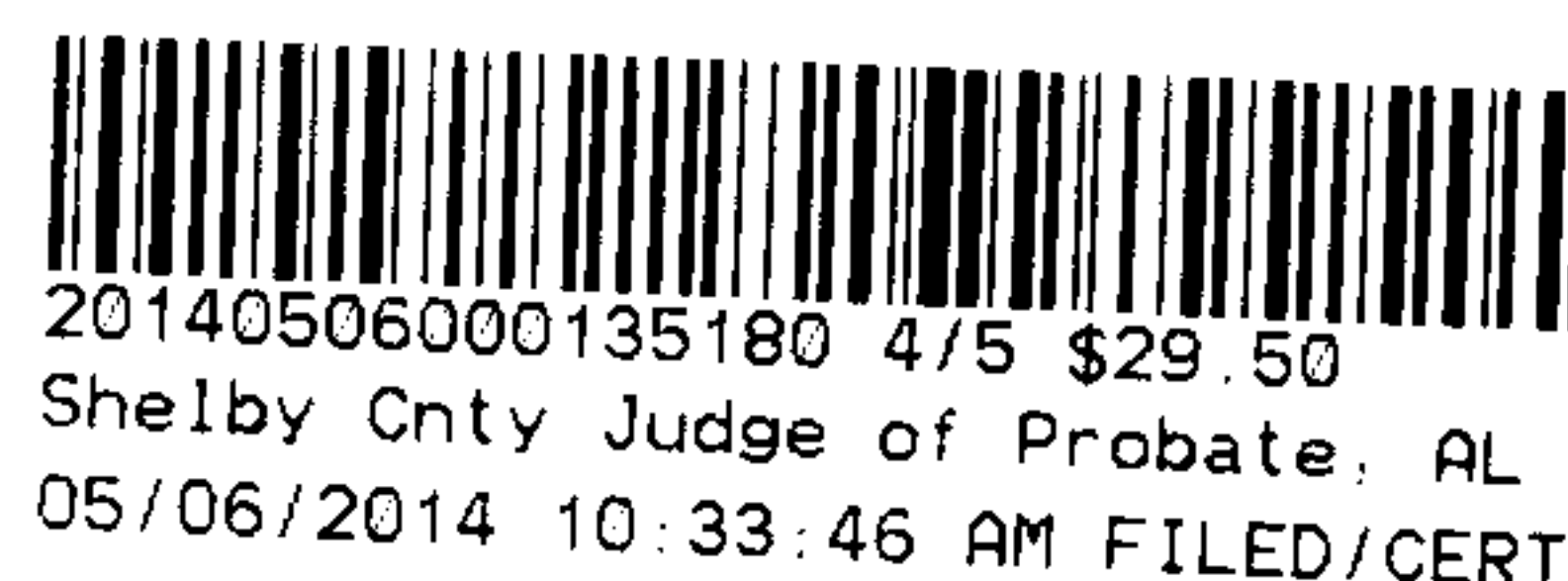
- Sales contracts;
- Advances for money to brokers or others;
- Listing agreements;
- Any and all documents required in connection with the disposition of such property, including, but not limited to, deeds, settlement statements, seller financing and assumptions and Limited Powers of Attorney to execute any and all documents necessary to convey the property;
- Property management agreements and rental agreements;
- Form 104 expenses related to property activity;
- Deeds to transfer or donate properties to outside organizations;
- Documents with respect to special financing or special concessions; and
- Any and all documents required in connection with property repairs, including, but not limited to, Permit Approvals and Notices of Commencement.

This appointment and authority become effective as of the date shown below and shall continue in full force and effect unless modified or revoked; *provided that*, this appointment and authority shall terminate upon the termination of the appointee's employment by Freddie Mac. This authority shall not be redelegated.



Carol Rakatansky
Managing Associate General Counsel –
Corporate Governance

Date: July 8, 2013



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 Grantee's Name Virgil Perkins and Cecilia Perkins
Mailing Address 8200 Jones Branch Drive Mailing Address 9680 Highway 42
McLean, Virginia 22102-3110 Shelby, Alabama 35143

Property Address 9680 Highway 42
Shelby, Alabama 35143

Date of Sale 01/22/14

Total Purchase Price \$ 10.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ 3,040.00

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 Assessor's Market Value

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 04/23/14

Print Reid S. Manley

☐ Unattested

(verified by)

Sign Reid S. Manley

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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