

20140605000169790

06/05/2014 10:15:51 AM

CORDEED 1/2

This corrective Special Warranty deed is being recorded to reflect that second grantee was inadvertently omitted from that deed dated January 21, 2014 and recorded in Instrument #20140221000048860 in the Shelby County Judge of Probate records. This corrective deed adds Kristal Kesler as grantee.

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

Send Tax Notice to:

Trevor Kesler
Kristal Kesler

*701 Wyndham Circle
Helena, AL 35080*

**CORRECTIVE
SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred eighteen thousand and 00/100 Dollars (\$118,000.00) 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 Trevor Kesler, and Kristal Kesler, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 46, according to the amended map of Wyndham Bedford Sector, as recorded in Map Book 23, Page 10, 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. 20-foot minimum building setback line as reserved and shown on recorded map.
4. Restrictive covenant as recorded in Instrument Number 1997-24873.
5. Mineral and Mining Rights as recorded in Volume 324, Page 362.
6. Subject to existing easements, restrictions, set-back lines and rights of way of record, if any.
7. 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. 20130910000367410, in the Probate Office of Shelby County, Alabama.

\$ 94,400⁰⁰ 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.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 30th day of May, 2014.

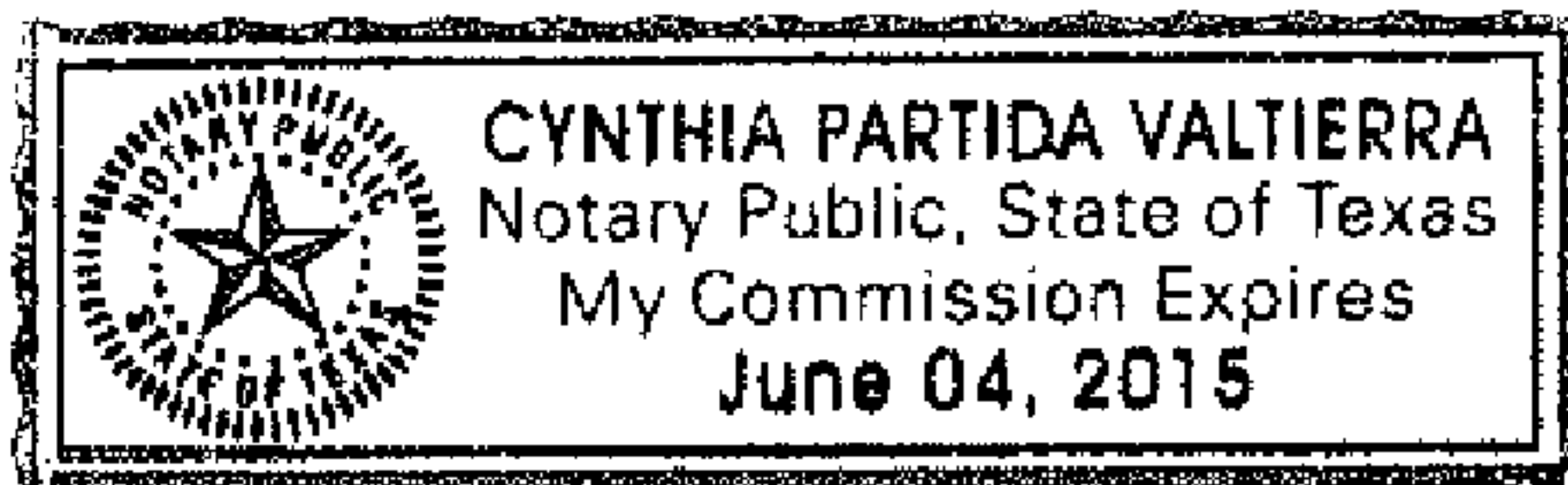
Federal Home Loan Mortgage Corporation
By, Authorized Signer National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS")

by, Justin Jung
Its OP
As Attorney in Fact

STATE OF Texas
COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Justin Jung, whose name as OP 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 1 day of May, 2014.



Cynthia Partida Valtierra
NOTARY PUBLIC
My Commission expires: 6415
AFFIX SEAL

This instrument being recorded to correct Special Warranty Deed dated January 21, 2014 and recorded in Instrument #20140221000048860 to add additional grantee erroneously omitted from original instrument. Trevor Kesler acknowledges and authorizes the addition of Kristal Kesler to this instrument as additional grantee.

Agreed to this, the 30th day of May, 2014.

Trevor Kesler
Trevor Kesler

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Trevor Kesler, whose name is signed to the foregoing corrective special warranty deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the affidavit, he executed the same voluntarily, as his act, on the day the same bears date.

Given under by hand and official seal, this the 30th day of May, 2014.

1082711
2013-001823

My Commission
Expires 9/17/16

Jeff W. Panner
Notary Public Jeff W. Panner



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/05/2014 10:15:51 AM
\$18.00 JESSICA
20140605000169790

Justin Jung