


Reli Settlement Solutions, LLC
3595 Grandview Parkway, Suite 600
Birmingham, Alabama 35243

BHm 1400363

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


20140717000218870 1/3 \$21.50
Shelby Cnty Judge of Probate, AL
07/17/2014 02:43:55 PM FILED/CERT

Send Tax Notice to:
Melanie T. Lyons

502 Morning Sun Dr
Birmingham, AL 35242

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Eighty thousand and 00/100 Dollars (\$80,000.00) 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 Melanie T. Lyons, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Unit 502, in Horizon, a condominium, as established by that certain Declaration of Condominium of Horizon, a condominium, which is recorded in Instrument Number 2001-40927, to which Declaration of Condominium a plan is attached as exhibit "A" thereto, said plan being filed for record in Map Book 28, Page 141, in the Probate Office of Shelby County, Alabama, to which said Declaration of Condominium the By Laws of the Horizon Condominium Association, Inc. is attached as exhibit "D" together with an undivided interest in the common elements assigned to said unit, as shown in exhibit "C" of said Declaration of Condominium of Horizon, a condominium.

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. Easement/right-of-way to Alabama Power Company as recorded in Real Volume 2, Page 792 and Real Volume 2 page 797.
4. Mineral and Mining Rights as recorded in Deed Book 32 Page 48.
5. Restrictions as shown on recorded plat.
6. 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 #20131203000468880, in the Probate Office of Shelby County, Alabama.

\$ 78,551.00 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 Grantee, his/her heirs and assigns, forever.

Shelby County, AL 07/17/2014
State of Alabama
Deed Tax: \$1.50

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 19 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")

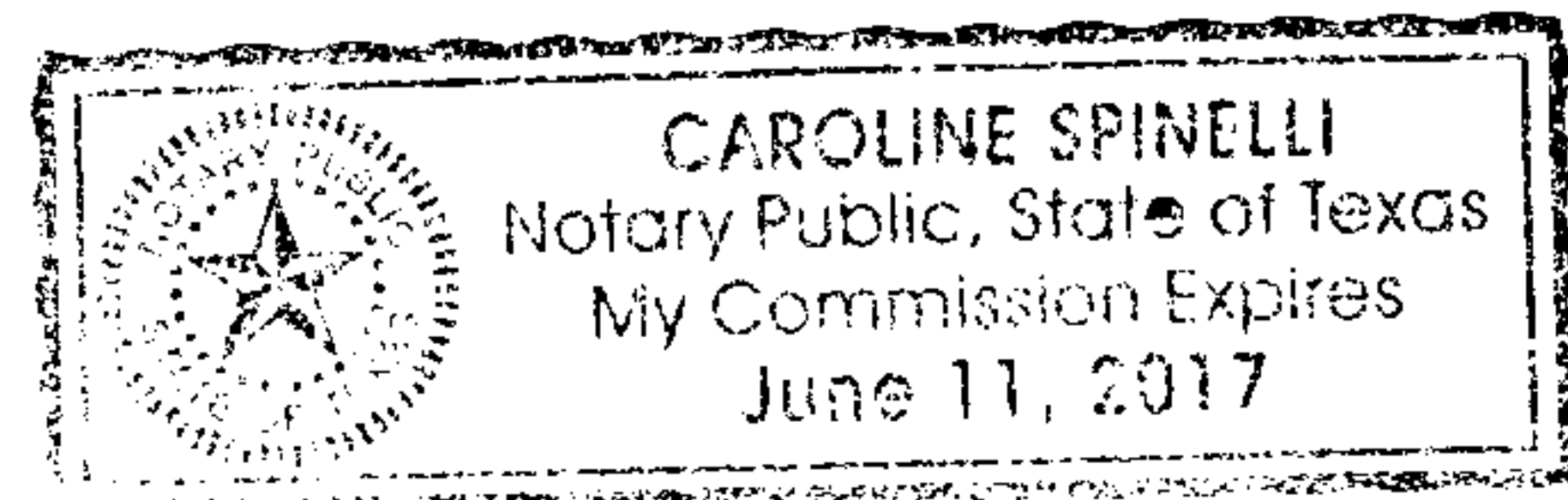
by, [Signature]
Its Justin Jung VP
As Attorney in Fact

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 VP 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 19 day of May, 2014.

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



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2013-002425


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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: Melanie T. Lyons
Mailing Address: 502 Morning Sun Drive
Birmingham, AL 35242

Property Address: 502 Morning Sun Drive
Birmingham, AL 35242

Date of Sale: 7/11/2014
Total Purchase Price \$80,000.00
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: 7/11/2014

Print: Michelle Pouncey

☐ Unattested _____

Sign Michelle Pouncey
(Grantor / Grantee / Owner (Agent) Circle One



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Form RT-1