


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

Send Tax Notice to:
John Paul


20140721000223130 1/3 \$76.00
Shelby Cnty Judge of Probate, AL
07/21/2014 01:52:06 PM FILED/CERT

145 Windy Wood
Alexander City, AL 35010

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Fifty-six thousand and 00/100 Dollars (\$56,000.00) 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 John Paul, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Unit 607, Building 6, in the Gables, a Condominium, a Condominium located in Shelby County, Alabama as established by Declaration of Condominium and By-Laws thereto as recorded in Real Volume 10, Page 177 and amended in Real 27, Page 733; Real Volume 50, Page 327 and in Real Volume 50, Page 340 and re-recorded in Real 50, Page 942; Real 165, Page 578 and amended in Real 59, Page 19 and further amended by Corporate Volume 30, Page 407 and in Real 96, Page 855 and Real 97, Page 937 and By-Laws as shown in Real Volume 27, Page 733 amended in Real Volume 50, Page 325, further amended by Real 189, Page 222; Real 222, Page 691; Real 238, Page 241; Real 269, Page 270; and further amended by Eleventh Amendment to Declaration of Condominium as recorded in Real 284, Page 181, together with an undivided interest in the common elements as set forth in the aforesaid mentioned declaration, said unit being more particularly described in the floor plans and architectural drawings of the Gables Condominium as recorded in Map Book 9, Page 41 thru 44 and amended in Map Book 9, Page 135; Map Book 10, Page 49; and further amended by Map Book 12, Page 50, 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 Grantee herein assume and agree to pay.
- 3) Easement/right-of-way to Alabama Power Company as recorded in Volume 347, Page 472 and Book 20, Page 457.
- 4) Restrictive covenant as recorded in Deed Book 331, Page 757, Misc. Book 14, Page 536 and amended in Misc. Book 17, Page 550.
- 5) Mineral and Mining Rights as recorded in Volume 4, Page 464 and Volume 127, Page 140.
- 6) Declaration of protective covenants, agreements, easements, charges and liens for Riverchase (Business) recorded in Misc. Book 13, Page 50, as amended in Misc. Book 15, Page 189 and further amended by Misc. Book 19, Page 633.
- 7) 15 foot easement on rear; 50 foot easement on rear and 25 foot easement on the Northeast corner for the purpose of sanitary sewer access.
- 8) Agreement with Blue Cross Blue Shield recorded in Misc. Book 19, Page 690.
- 9) Terms and conditions as set forth in Declaration of Condominium, By-Laws and Amendments recorded in Real Volume 10, Page 177, and amended in Real 27, Page 733; Real Volume 50, Page 27; Real Volume 50, Page 340; Real 50, Page 942; and By-Laws amended in Real Volume 50, Page 325.
10. Easement for sanitary sewer pipeline in Book 97, Page 536 and Book 97, Page 641.
11. Easement in Book 85, Page 66, and Book 85, Page 76.
12. Certificate of Compliance in Misc. Book 34, Page 549.
13. Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include by not limited to roof, foundation, party walls, walkway, and entrance.

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 07/21/2014
State of Alabama
Deed Tax: \$56.00

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 8 day of July, 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

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 Justin Jung 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 8 day of July, 2014.

Cynthia Partida Valtierra

NOTARY PUBLIC

My Commission expires

AFFIX SEAL



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2013-001928

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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

Property Address 607 Gables Drive
Birmingham, AL 35244

Grantee's Name John Paul
Mailing Address 145 Wrentham Way
ALEXANDRIA CITY
AL 35010

Date of Sale 7/15/2014
Total Purchase Price \$56,000.00
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 7/15/2014

☐ Unattested
☐ (verified by)

Print John Paul

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

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