

20140807000245710
08/07/2014 11:47:20 AM
DEEDS 1/4

This Document Prepared By:

Leila Hansen, Esq.
9041 South Pecos Road, Suite 3900
Henderson, NV 89074

After Recording Send Tax Notice To:

Nicholas and Kristen Arvin
1472 Stoneykirk Road
Pelham, Alabama 35124

Order No. 9118744
Reference No. 1122275

Assessor's Parcel Number: 13-7-26-3-002-015.037

48988225

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of ONE HUNDRED SEVENTEEN THOUSAND AND NO/100 DOLLARS (\$117,000.00), to the undersigned GRANTOR, **Federal Home Loan Mortgage Corporation**, a corporation organized and operating under the laws of the State of Texas, (herein referred to a grantor), whose mailing address is 5000 Plano Parkway, Carrollton, Texas 75010, in hand paid by the GRANTEE herein, the receipt and sufficiency of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell, convey and SPECIALLY WARRANT unto **Nicholas Arvin and Kristen Arvin, Married, as joint tenancy**, (herein referred to as grantee), whose mailing address is 1472 Stoneykirk Road, Pelham, Alabama 35124, all right, title, interest and claim to the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 23, BLOCK 4, AS RECORDED ACCORDING TO MEADOWLARK AS SHOWN BY SURVEY OF SAID SUBDIVISION AS RECORDED IN MAP BOOK 7, PAGE 98, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

MORE commonly known as: 1224 Siskin Drive, Alabaster, Alabama 35007

Source of Title Ref.: Deed: Recorded April 7, 2014; Doc. No. 20140407000099110

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Grantor further SPECIALLY WARRANTS and agrees to FOREVER DEFEND all and singular the said property unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the said GRANTOR, by its UP, who is authorized to execute this conveyance, has hereunto set its signature and seal, this 19 day of June, 2014.

Federal Home Loan Mortgage Corporation

Attest:

[Handwritten signature]

Sandra Taylor

Printed Name & Title

By:

[Handwritten signature]

Jamey Davis

Printed Name & Title

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 for Federal Home Loan Mortgage Corporation

STATE OF Texas
Dallas COUNTY

I, Cynthia Partida Valtierra, a Notary Public in and for said County, in said State, hereby certify that Jamey Davis, whose name as UP of **National Default REO Services, a Delaware Limited Liability Company DBA First American Asset Closing Services ("FAACS"), as Attorney in Fact and/or Agent 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 above and foregoing conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

NOTARY STAMP/SEAL



Given under my hand and official seal of office this 19 day of June, 2014

[Handwritten signature]

NOTARY PUBLIC

My Commission Expires: 6415

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 Nicholas and Kristen Arvin
Mailing Address 5000 Plano Parkway Mailing Address 1472 Stoneykirk Road,
Carrollton, Texas 75010 Pelham, Alabama 35124

Property Address 1224 Siskin Drive Date of Sale _____
Alabaster, Alabama 35007 Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 117,000

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AM DEEDS 3/4

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.

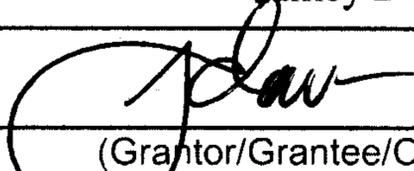
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 6/19/14

Print Jamey Davis

Unattested _____
(verified by)

Sign  _____
(Grantor/Grantee/Owner/Agent) circle one

Authorized Signor of National Default BEO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), as Attorney in fact and/or agent

Legal Description

LOT 23, BLOCK 4, AS RECORDED ACCORDING TO MEADOWLARK AS SHOWN BY SURVEY OF SAID SUBDIVISION AS RECORDED IN MAP BOOK 7, PAGE 98, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

MORE commonly known as: 1224 Siskin Drive, Alabaster, Alabama 35007

 ARVIN
48988275

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FIRST AMERICAN ELS
SPECIAL WARRANTY DEED



WHEN RECORDED, RETURN TO:
FIRST AMERICAN TITLE INSURANCE CO.
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/07/2014 11:47:20 AM
\$140.00 CHERRY
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