



20140826000267770 1/4 \$26.50
Shelby Cnty Judge of Probate, AL
08/26/2014 11:14:27 AM FILED/CERT

Commitment Number: 3251239

Seller's Loan Number: 1117615

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:

ServiceLink, LLC

1400 Cherrington Parkway

Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13-8-34-3-003-044.000

SPECIAL WARRANTY DEED

Federal Home Loan Mortgage Corporation, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for \$170,000.00 (One Hundred Seventy Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **STEVEN MEHMEN**, hereinafter grantee, whose tax mailing address is **397 CEDAR LN, MAYLENE, AL 35114-5001**, the following real property:

All that certain parcel of land situate in the County of Shelby, State of Alabama being known and designated as: Commence at the Southwest corner of Section 34, Township 20 South, Range 3 West; run thence South 88 degrees 41 minutes 58 seconds East along the South line of said Section 34 for 935.57 feet to the point of beginning; run thence North 30 degrees 36 minutes 10 seconds East for 45.82 feet; run thence North 66 degrees 43 minutes 31 seconds West for 566.53 feet; run thence South 00 degrees 29 minutes 29 seconds East for 340.68 feet; run thence South 77 degrees 24 minutes 00 seconds East for 405.83 feet; run thence North 30 degrees 36 minutes 10 seconds East for 192.75 feet to the Point of Beginning. Said land being in Section 34, Township 20 South, Range 3 West and Section 3, Township 21 South, Range 3 West. Situated in Shelby County, Alabama.

Shelby County, AL 08/26/2014
State of Alabama
Deed Tax: \$3.50

Being the same property as conveyed from Aaron Nelson, auctioneer to Federal Home Loan Mortgage Corporation, as described in Inst. No. 20140304000058450, Dated 02/26/2014, Recorded 03/04/2014 in Shelby County Records.

Property Address is: 397 CEDAR LN, MAYLENE, AL 35114-5001

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.




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Executed by the undersigned on 6/16, 2014:

Federal Home Loan Mortgage Corporation

By: Chicago Title Insurance Company, its Attorney in Fact.

By: 

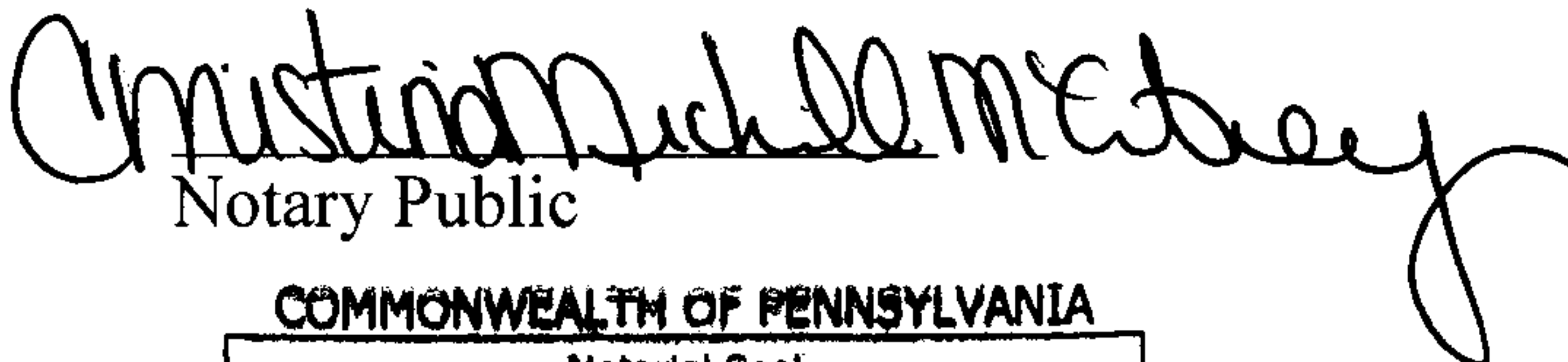
Print Name: Cherri Springer

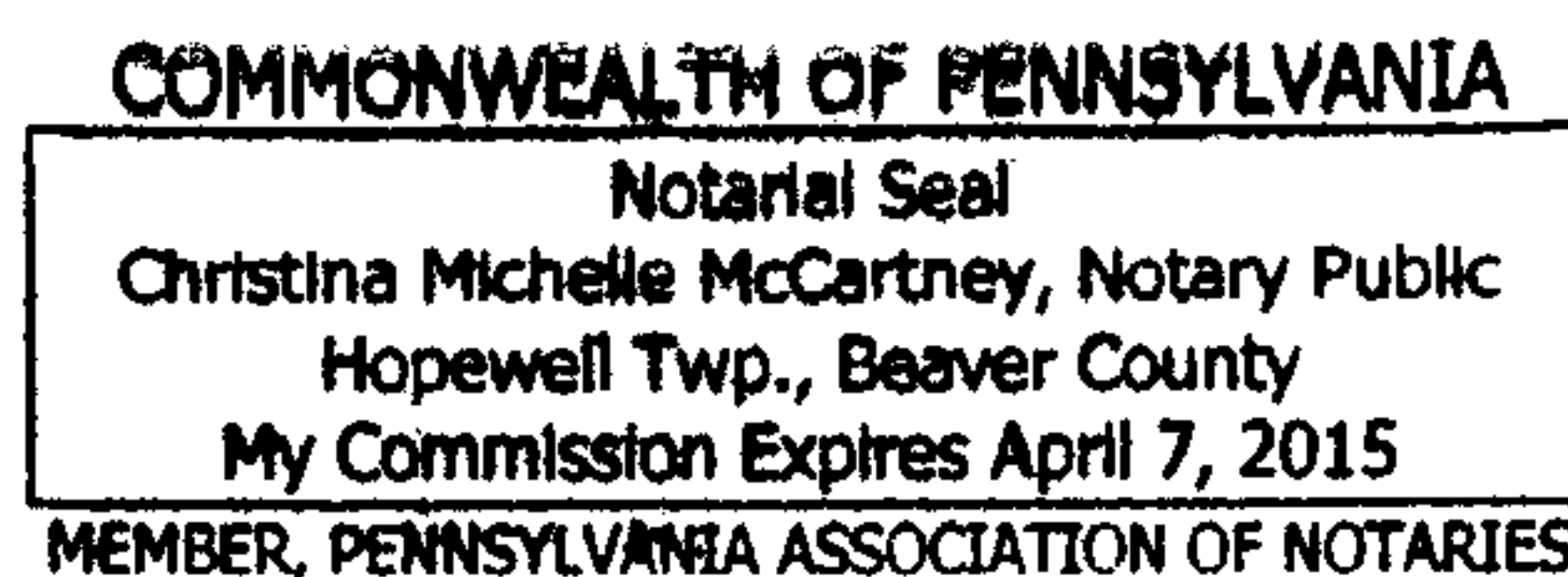
Its: AUP

A Power of Attorney relating to the above described property was recorded on 02/26/2008 at Document Number: 20080226000076640.

STATE OF PA
COUNTY OF Allegheny

The foregoing instrument was acknowledged before me on 6/16, 2014 by Cherri Springer of ServiceLink, a Division of Chicago Title Insurance Company on behalf of Federal Home Loan Mortgage Corporation as its Attorney in Fact, who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.


Notary Public



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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, Texas 75010

Grantee's Name STEVEN MEHMEN
Mailing Address 397 CEDAR LN, MAYLENE, AL 35114-5001

Property Address 397 CEDAR LN, MAYLENE, AL 35114-5001

Date of Sale 6/16/14
Total Purchase Price 170,000.00
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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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.

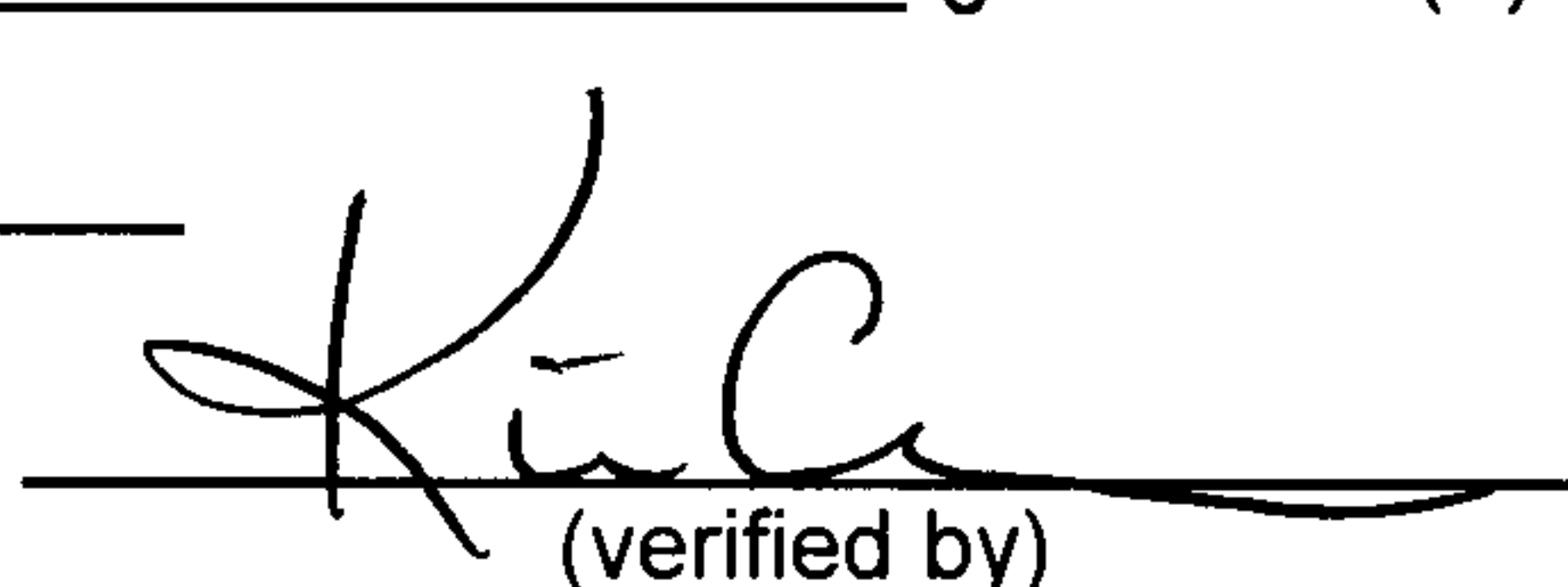
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 6/16/14

Print Cherri Springer

Unattested


(verified by)

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

Form RT-1

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