

20141016000328350
10/16/2014 04:23:00 PM
DEEDS 1/4

This Document Prepared By:

Leila Hansen, Esq.
9041 South Pecos Road, Suite 3900
Henderson, Nevada 89074
Phone: 702-736-6400

After Recording Send Tax Notice To:

Christopher and April Manglaris
6871 Highway 55
Wilsonville, Alabama 35186

Order No. 9269888

Reference No. 1125922

Fair Market Value \$177,650.00

Assessor's Parcel Number: 16-3-05-0-000-020.00

49363026

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of ONE HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS (\$130,000.00), to the undersigned GRANTOR, **Federal Home Loan Mortgage Corporation**, a federally chartered corporation, (herein referred to a grantor) 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 **Christopher N. Manglaris and April L. Manglaris, husband and wife**, (herein referred to as grantee), whose mailing address is 6871 Highway 55, Wilsonville, Alabama 35186, all right, title, interest and claim to the following described real estate, situated in Shelby County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

MORE commonly known as: 681 County Road 438, Wilsonville, Alabama 35186

Source of Title. Ref.: Deed: Recorded May 13, 2014; Doc. No. 20140513000143750

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
16 day of Sept, 2014.

Attest:

FEDERAL HOME LOAN MORTGAGE CORPORATION

[Signature] **Justin Jung**
[Signature] **Sandra Taylor**
Secretary

By:

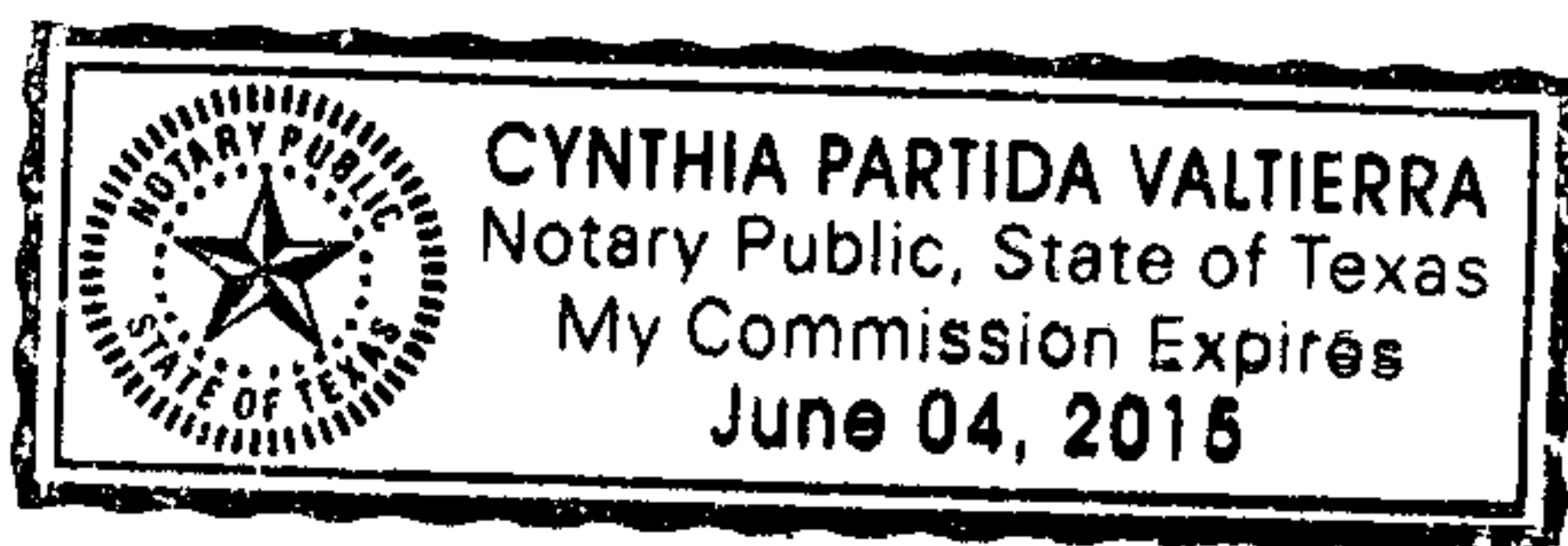
[Signature]
Jamey Davis UP
Printed Name & Title

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

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 [Signature] 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
16 day of Sept, 2014.

[Signature]
NOTARY PUBLIC
My Commission Expires: 6 4 15

EXHIBIT "A"
LEGAL DESCRIPTION

COMMENCE AT THE NW CORNER OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 1 EAST; THENCE RUN SOUTH ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 330.22 FEET TO THE NORTHEAST CORNER OF THE S 1/2 OF THE N 1/2 OF THE NE 1/4 OF THE NE 1/4, SECTION 6, TOWNSHIP 20 SOUTH, RANGE 1 EAST, AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH ALONG THE WEST LINE OF SAID SECTION 5, A DISTANCE OF 151.78 FEET; THENCE TURN A DEFLECTION ANGLE OF 90 DEG. 23 MIN. 18 SEC. TO THE LEFT, AND RUN A DISTANCE OF 284.85 FEET, TO THE WEST RIGHT-OF-WAY LINE OF SHELBY COUNTY HIGHWAY NO. 438; THENCE TURN A DEFLECTION ANGLE OF 96 DEG. 06 MIN. 17 SEC. TO THE RIGHT AND RUN ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 375.00 FEET; THENCE TURN A DEFLECTION ANGLE OF 83 DEG. 24 MIN. 19 SEC. TO THE RIGHT AND RUN A DISTANCE OF 247.52 FEET, TO THE WEST LINE OF SAID SECTION 5; THENCE TURN A DEFLECTION ANGLE OF 90 DEG. 52 MIN. 42 SEC. TO THE RIGHT AND RUN NORTH ALONG SAID SECTION LINE, A DISTANCE OF 196.56 FEET TO THE SOUTHEAST CORNER OF THE S 1/2, N 1/2, NE 1/4, NE 1/4 OF SECTION 6; THENCE TURN A DEFLECTION ANGLE OF 89 DEG. 11 MIN. 15 SEC. TO THE LEFT AND RUN A DISTANCE OF 212.10 FEET TO THE EAST SHORE LINE OF SHAW'S LAKE; THENCE TURN DEFLECTION ANGLE OF 105 DEG. 03 MIN. 05 SEC. TO THE RIGHT AND RUN ALONG SAID SHORE LINE, A DISTANCE OF 341.98 FEET; THENCE TURN A DEFLECTION ANGLE OF 74 DEG. 58 MIN. 43 SEC. TO THE RIGHT AND RUN A DISTANCE OF 118.61 FEET, TO THE POINT OF BEGINNING. SITUATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 5, AND THE S 1/2 OF THE N 1/2 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

 **MANGLARIS**
49263026

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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

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 CHRISTOPHER N. AND APRIL L.
Mailing Address 5000 Plano Parkway, Mailing Address MANGLARIS,
Carrollton, TX 75010 6871 HIGHWAY 55
WILSONVILLE, AL 35186
Property Address 681 County Road 438 Date of Sale _____
Wilsonville, Alabama 35186 Total Purchase Price \$ 130,000.00
or
20141016000328350 Actual Value \$ _____
10/16/2014 04:23:00 or
PM DEEDS 4/4 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 Special Warranty Deed
☐ 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 9 16 14



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/16/2014 04:23:00 PM
\$153.00 CHERRY
20141016000328350

Print

Jamey Davis

Unattested

(verified by)

4

(Grantor/Grantee/Owner/Agent) circle one
Authorized Signor of National Default REO Services, a
Delaware Limited Liability Company dba First American
Asset Closing Services ("FAACS"), as Attorney in
fact and/or agent

Form RT-1