

20150105000004860
01/05/2015 04:19:41 PM
DEEDS 1/4

Commitment Number: 3217485
Seller's Loan Number: 1088404

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

* The mortgage is paying \$245,471.00 of the
\$250,000 consideration on deed

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
27-2-04-0-002-014.000

SPECIAL WARRANTY DEED

* Transfer tax based on \$148,139.00 consideration
Federal Home Loan Mortgage Corporation, whose mailing address is 5000 Plano Parkway, Carrollton, Texas 75010, hereinafter grantor, for \$250,000.00 (Two Hundred Fifty Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **CHRISTI M. KING** and **PAUL J. HAMM JR.**, hereinafter grantees, whose tax mailing address is 13650 17, MONTEVALLO, AL 35115, the following real property:

* married

* married

All that certain parcel of land situate in the County of Shelby, State of Alabama being known and designated as: A parcel of land located in the SW ½ of the NW ½ and the SE ½ of the NW ½, Section 4, Township 22 North, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Southwest corner of said SW ½ of the NW ½ and run North 04 degrees 46 minutes 14 seconds West along the West boundary 575.96 feet; thence run North 87 degrees 31 minutes 45 seconds East 1779.9 feet to an iron pin, said point being the point of beginning thence continue on the same line 209.97 feet to an iron at the intersection of the West right of way of Shelby County Highway No. 17; thence run North 21 degrees 0 minutes 42 seconds West along said right of way 640.32 feet to an iron; thence run North 89 degrees 07 minutes 03 seconds West 830.84 feet to a fence corner post; thence run South 05 degrees 12 minutes 55 seconds East along a fence line 844.55 feet to an iron; thence run North 89 degrees 36 minutes 39 seconds East 161.07 feet to an iron; thence run North 88 degrees 06 minutes 34 seconds East 683.58 feet to an iron; thence run North

19 degrees 36 minutes 46 seconds West 210.0 feet to the point of beginning. Being the same property as conveyed from Fred L. Watson, III and Carolyn Watson, husband and wife to Joyce A. Darby, as described in Inst. No. 20030415000226580, Dated 04/11/2003, Recorded 04/15/2003, a corrective deed of Inst No. 20020926000464570, Dated 09/22/2002, Recorded 09/26/2002 in SHELBY County Records.

Property Address is: 13650 17, MONTEVALLO, AL 35115

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 grantees forever.

Prior instrument reference: **20131002000394500**

Executed by the undersigned on 7-18, 2014:

Federal Home Loan Mortgage Corporation

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

By: Kimberly A. Arndt

Print Name: Kimberly A. Arndt

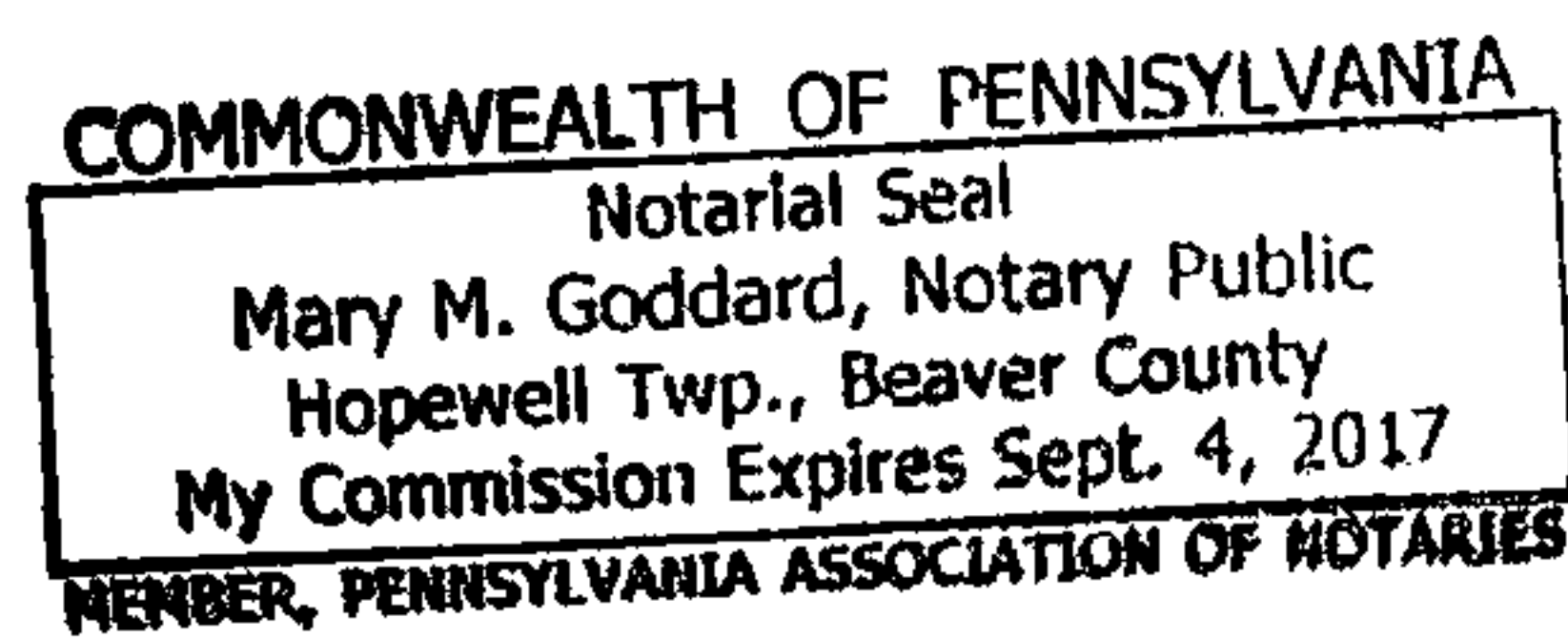
Its: AVP

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

STATE OF Pennsylvania
COUNTY OF ALLEGHENY

The foregoing instrument was acknowledged before me on 7-18, 2014 by Kimberly A. Arndt, AVP 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.

Mary M. Goddard
Notary Public



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

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01/05/2015 04:19:41 PM DEEDS 4/4

Grantor's Name Federal Home Loan Mortgage Corporation

Grantee's Name CHRISTI M KING and PAUL J HAMM JR

Mailing Address 5000 Plano Parkway, Carrollton, Texas 75010

Mailing Address 13650 17, MONTEVALLO, AL 35115

Property Address 13650 17, MONTEVALLO, AL 35115

Date of Sale

8/14/14

Total Purchase Price

250,000.00

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 8/15/14

Print Kimberly A. Arndt

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/05/2015 04:19:41 PM
\$28.00 CHERRY
20150105000004860

Kimberly A. Arndt