

20150217000049580
02/17/2015 11:32:33 AM
DEEDS 1/3

This Document Prepared By:

Leila H. Hansen, Esq.
9041 S. Pecos Road #3900
Henderson, NV 89074

After Recording Send Tax Notice To:

Gwen M. Ross
400 Durham Way
Foley, Alabama 36535

Order No. 9475678

Reference No. 9168473

Assessor's Parcel Number: 13-6-13-3-004-049-000

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of NINETY THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$90,500.00), 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 **Gwen M. Ross, a married woman**, (herein referred to as grantee), whose mailing address is 400 Durham Way, Foley, Alabama 36535, all right, title, interest and claim to the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 39, ACCORDING TO THE SURVEY OF SECOND SECTOR, HIDDEN CREEK II, AS RECORDED IN MAP BOOK 25, PAGE 34, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

MORE commonly known as: 307 Coales Branch Circle, Pelham, Alabama 35124

Source of Title. Ref.: Deed: Recorded July 17, 2014; Doc. No. 20140717000218480

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

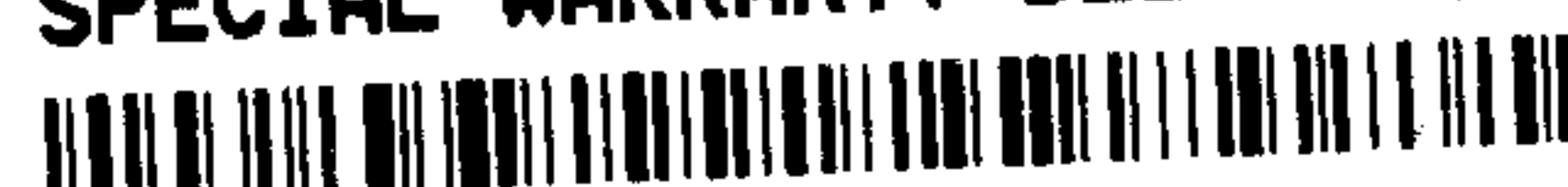
TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors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

ROSS
49676397

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FIRST AMERICAN ELS
SPECIAL WARRANTY DEED



IN WITNESS WHEREOF, the said GRANTOR, by its UP,
who is authorized to execute this conveyance, has hereunto set its signature and seal, this
5 day of January, 2015.

Attest:

[Signature]

Amanda Roberts UP

Printed Name & Title

Federal Home Loan Mortgage Corporation

By: [Signature]

By 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

Jamey Davis [Signature]

Printed Name & Title

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 **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**, a Federally Chartered 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

5 day of January, 2015.

Cynthia Partida Valtierra

NOTARY PUBLIC

My Commission Expires: 6 4 15

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
Carrollton, Texas 75010

Grantee's Name Gwen M Ross
Mailing Address 400 Durham Way
Foley, Alabama 36535

Property Address 307 Coales Branch Circle
Pelham, Alabama 35124

Date of Sale _____

Total Purchase Price \$ 90,500.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____

20150217000049580 02/17/2015 11:32:33 AM

DEEDS 3/3

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

special warranty deed

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 1-5-2015

Print Jamey Davis

Sign _____

(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
02/17/2015 11:32:33 AM
\$34.00 CHERRY
20150217000049580

(verified by)

Jamey Davis

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