

20150330000097850
03/30/2015 08:08:21 AM
DEEDS 1/4

Commitment Number: 3321500
Seller's Loan Number: 1151542_C

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
07-01-02-0-001-010.001

SPECIAL WARRANTY DEED

Federal Home Loan Mortgage Corporation, whose mailing address is **5000 Plano Parkway, Carrollton, TX 75010**, hereinafter grantor, for \$26,000.00 (Twenty Six Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **RICKY CURREN** and **LYNN CURREN**, hereinafter grantees, whose tax mailing address is **9579 HIGHWAY 51, WESTOVER, AL 35147**, the following real property:

A parcel of land in the NE 1/4 of the NE 1/4 of Section 2, Township 19 South, Range 2 East, Shelby County, Alabama, described as follows: Commence at the Northwest corner of said 1/4 1/4 Section; thence run South along the West 1/4 1/4 line a distance of 440.0 feet; thence turn left 91 deg. 31 min. 35 sec. a distance of 285.5 feet to the point of beginning; thence continue last course a distance of 275.70 feet to the Westerly right of way of U.S. Highway 231; thence turn left 84 deg. 54 min. and run Northeasterly along said right of way 150.54 feet; thence turn left 95 deg. 06 min. and run West a distance of 285.08 feet; thence turn left 88 deg. 28 min. 25 sec. and run South a distance of 150.0 feet to the point of beginning. Less and except the South 15 feet of said parcel. All being situated in Shelby County, Alabama. Property Address is: 1695 HIGHWAY 231 N, VINCENT, AL 35178 *

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: **RECORDED 12/04/2014 DOC# 20141204000380940**

* Being The Same property conveyed from Arron Nelson, Auctioneer to Federal Home Loan mortgage Corporation, Rec date 12/04/2014 Doc No. 20141204000380940 in shelby county Records

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Executed by the undersigned on 3-4, 2015:

Federal Home Loan Mortgage Corporation

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

By: 

Print Name: Cherri Springer

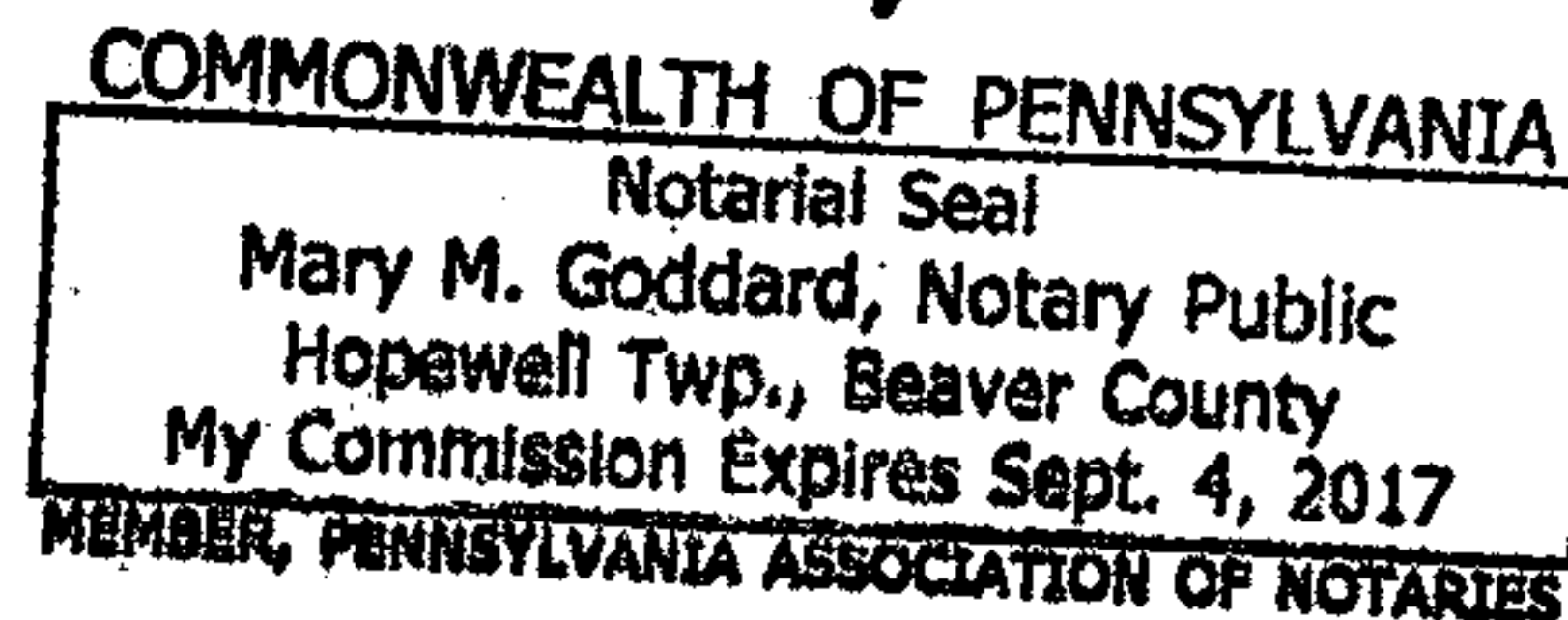
Its: AVP

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

STATE OF PA
COUNTY OF ALLEGHENY

The foregoing instrument was acknowledged before me on 3-4, 2015 by Cherri Springer 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.


Notary Public



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, TX 75010

Grantee's Name RICKY CURREN and LYNN CURREN
Mailing Address 9579 HIGHWAY 51, WESTOVER, AL 35147

Property Address 1695 HIGHWAY 231 N, VINCENT, AL 35178

Date of Sale 3/4/2015
Total Purchase Price 26,000.00

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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 3/27/2015

Print Cheryl Springer

Unattested

Alison Avery
(verified by)

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/30/2015 08:08:21 AM
\$49.00 CHERRY
20150330000097850

Form RT-1