

20150413000117060
04/13/2015 10:57:50 AM
DEEDS 1/4

This Document Prepared By:

Leila H. Hansen, Esq.
9041 S. Pecos Road #3900
Henderson, NV 89074
Phone: 702-736-6400

After Recording Send Tax Notice To:

Joseph D. Levio
117 Stonehaven Drive
Pelham, Alabama 35124

Order No. 9572556
Reference No. 9286520

Assessor's Parcel Number: 13-6-23-1-006-030-000

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of ONE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$125,000.00), to the undersigned GRANTOR, **Federal Home Loan Mortgage Corporation**, 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 **Joseph D. Levio, a single person**, (herein referred to as grantee), whose mailing address is 117 Stonehaven Drive, Pelham, Alabama 35124, all right, title, interest and claim to the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 30 ACCORDING TO THE SURVEY OF COTTAGES OF STONEHAVEN AS RECORDED IN MAP BOOK 21, PAGE 26, IN THE OFFICE OF THE PROBATE COURT OF SHELBY COUNTY, ALABAMA.

MORE commonly known as: 117 Stonehaven Drive, Pelham, Alabama 35124

Source of Title. Ref.: Deed: Recorded October 7, 2014; Doc. No. 20141007000315430

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.

 **LEVIO**
49852675

AL



WHEN RECORDED, RETURN TO:
FIRST AMERICAN TITLE INSURANCE CO.
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING

IN WITNESS WHEREOF, the said GRANTOR, by its JP
who is authorized to execute this conveyance, has hereunto set its signature and seal, this 27
day of February, 20 15.

Federal Home Loan Mortgage Corporation

By: [Signature]

Sandra Taylor JP

Printed Name & Title

National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), as Attorney in fact

Attest:

[Signature]

~~Sandra Taylor~~
Amanda Roberts

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

Raedelynn Mirasol
Secretary

Raedelynn Mirasol

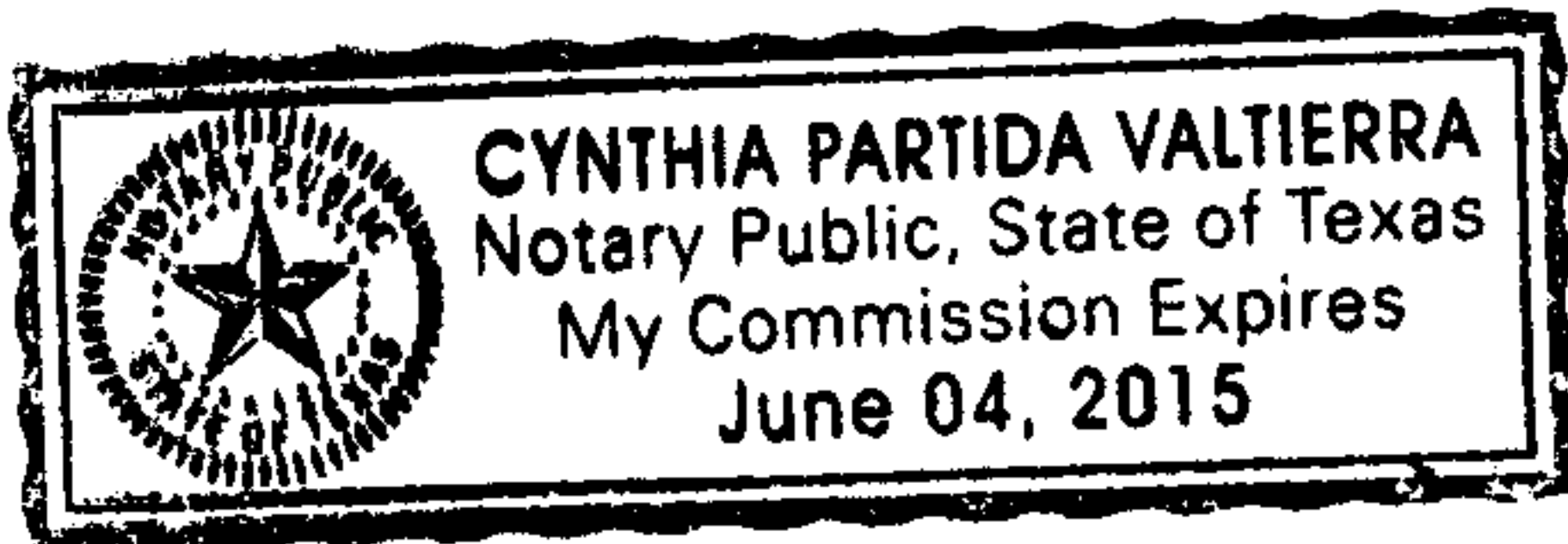
STATE OF Texas

Dallas COUNTY

Cynthia Partida Valtierra

I, Sandra Taylor, a Notary Public in and for said
County, in said State, hereby certify that JP, whose
name as JP 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

27 day of February, 20 15.

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 Corp
Mailing Address 5000 Plano Parkway
Carrollton, TX 75010

Grantee's Name Joseph D Levio
Mailing Address 117 STONEHAVEN DRIVE

PELHAM, AL, 35124

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Property Address 117 STONEHAVEN DRIVE
PELHAM, Alabama 35124

Date of Sale

Total Purchase Price \$ 125,000.00

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

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 3/31/15

Print

Alexus Spain

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

3

Unattested

(verified by)

Form RT-1



First American

117 STONEHAVEN DRIVE

PELHAM, AL 35124

April 9, 2015

To Whom It May Concern:

None (0%) of the deed of consideration is being paid by the mortgage amount.

Thank you,

Alexyus Spain

Post Closing Coordinator



First American

First American's Mortgage Services

6 Campus Circle, Westlake, Texas 76262



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/13/2015 10:57:50 AM
\$148.00 CHERRY
20150413000117060