

20150421000129180

04/21/2015 02:44:28 PM

DEEDS 1/3

This Instrument Prepared By:

Jason B. Tingle, Esq.

2110 Devereux Circle, Suite 100

Birmingham, Alabama 35243

Send Tax Notice To:

FHLMC

8200 Jones Branch Drive

McLean, VA 22102-3110

STATE OF ALABAMA )

COUNTY OF SHELBY )

PREPARED WITHOUT THE BENEFIT OF A SURVEY

**SPECIAL STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of \$57,525.14, and other good and valuable considerations, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged,

**CitiMortgage, Inc., successor by merger to ABN AMRO Mortgage Group, Inc.**

**Whose address is: 1000 Technology Dr., O'Fallon, MO 63368**

(herein referred to as "Grantor") grants, bargains, sells and conveys unto:

**FEDERAL HOME LOAN MORTGAGE CORPORATION**

**Whose address is: 8200 Jones Branch Drive, McLean, VA 22102-3110**

(herein referred to as "Grantee"), the following described real estate, situated in SHELBY COUNTY, ALABAMA, to-wit:

**See Exhibit "A"**

**SUBJECT TO:**

1. All assessments and taxes for the year 2014 and all subsequent years, which are not yet due and payable.
2. Right or claims of parties in possession and easements or claims of easements not shown by the public records, boundary line disputes, overlaps, encroachments, and any matters not of record which would be disclosed by an accurate survey and inspection of the land.
3. Taxes or special assessments which are not shown as existing liens by the public records.
4. Any lien or right to lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by public record.
5. Restrictions, covenants and easements of record.
6. Any inaccuracy in statement made as to the quantity of land contained within the boundaries of the land described in the legal description. (Exhibit A on the title commitment.)

**TO HAVE AND TO HOLD** unto the said Grantee, and his/her/its assigns forever.

**SUBJECT TO STATUTORY RIGHT OF REDEMPTION**, if any, of all parties lawfully entitled thereto pursuant to the Code of Alabama (1975), and the amendments thereto.

PROPERTY SOLD AS IS and Grantor only warrants title from the time it obtained title until the date Grantor conveys its interest in the aforesaid property to the Grantee.

IN WITNESS WHEREOF, the said Grantor, by Tara Cull, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 20<sup>th</sup> day of March, 2015.

ATTEST:

CitiMortgage, Inc., successor by merger to ABN AMRO Mortgage Group, Inc.

Patrick Walter 3/20/2015  
Its: Vice President - Document Control

By: Tara Cull 3-20-15  
Its: Vice President - Document Control  
Tara Cull

STATE OF Kentucky )  
COUNTY OF Boone )

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Tara Cull, whose name as Vice President - Document Control of CitiMortgage, Inc., successor by merger to ABN AMRO Mortgage Group, Inc., 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 conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 20<sup>th</sup> day of March, 2015.

Notary Public: Kathy Bray  
My Commission Expires: Aug. 9, 2016

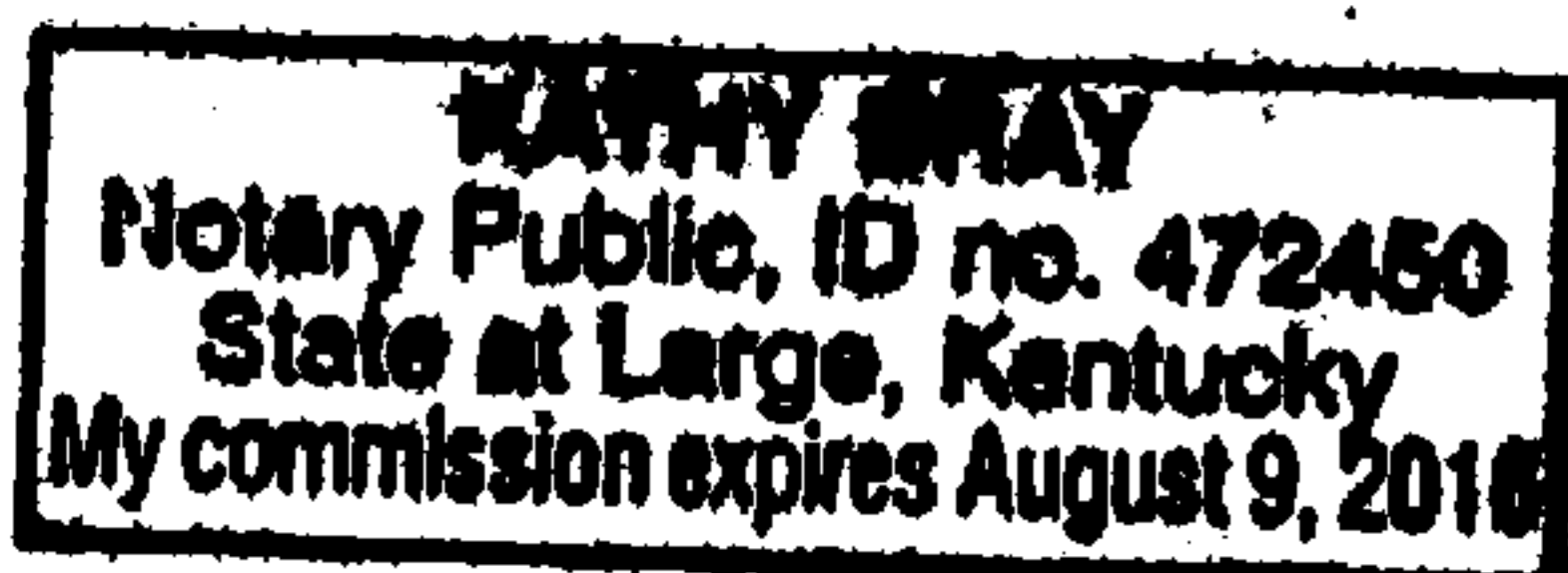


EXHIBIT "A"

Property address: 2911 Bear Creek RD, Sterrett, AL 35147

A PARCEL OF LAND SITUATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 1 WEST, DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NW CORNER OF SECTION 15 AND GO SOUTH 01 DEG. 02 MIN. 13 SEC. WEST ALONG THE WEST BOUNDARY OF SAID 1/4 1/4 SECTION FOR 908.11 FEET TO THE NORTHERLY BOUNDARY OF SHELBY COUNTY HIGHWAY 43; THENCE NORTH 44 DEG. 52 MIN. 34 SEC. EAST ALONG SAID NORTHERLY BOUNDARY FOR 2929.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG PREVIOUS COURSE FOR 171.68 FEET; THENCE NORTH 87 DEG. 36 MIN. 46 SEC. WEST FOR 318.99 FEET; THENCE SOUTH 55 DEG. 40 MIN. EAST FOR 239.26 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
04/21/2015 02:44:28 PM  
\$21.00 DEBBIE  
20150421000129180

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the printed name of the County Clerk.