

Commitment Number: 3296937

Seller's Loan Number: 1142276

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

Shelby County, AL 06/24/2015
State of Alabama
Deed Tax: \$20.00

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
15 3 08 0 000 018.003

SPECIAL WARRANTY DEED

Federal Home Loan Mortgage Corporation, whose mailing address is **5000 Plano Parkway, Carrollton, TX 75010**, hereinafter grantor, for \$200,350.00 (Two Hundred Thousand Three Hundred Fifty Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **DONALD ALAN CECIL**, hereinafter grantee, whose tax mailing address is **338 BARKER DR., CHELSEA, AL 35043-5503**, the following real property:

Being known and designated as: All that certain parcel of land situated in the City of Chelsea, County of Shelby, State of Alabama, being known and designated as follows: Parcel A-I A part of the Southeast 1/4 of the Northeast 1/4, Section 8, Township 20 South, Range 1 East, Shelby County, Alabama, more particularly described as follows: From the Southeast corner of the SE 1/4 of the NE 1/4 of Section 8, Township 20 South, Range 1 East, a concrete monument with disc found; thence run North 1 deg. 17 min. 44 sec. East along the East 1/4 Section line a distance of 411.00 feet to the point of beginning, an iron set; thence continue last stated course 459.15 feet to Spencer Creek; thence North 55 deg. 01 min. 30 sec. West 19.63 feet along Spencer Creek to the intersection with a creek branch; thence run South 38 deg. 56 min. 02 sec. West 50.33 feet along said creek branch to a pipe culvert outlet; thence run South 70 deg. 41 min. 42 sec. West 15.42 feet along said pipe culvert to the intersection with Barker Drive, a chert road and the center of a 30 foot wide non-exclusive access easement; thence run along

said Barker Drive access easement center line the following bearings and distances; South 2 deg. 58 min. 56 sec. East 43.25 feet; thence South 14 deg. 05 min. 27 sec. West 130.82 feet; thence South 23 deg. 53 min. 51 sec. West 275.18 feet; thence South 88 deg. 42 min. 16 sec. East 193.01 feet to the point of beginning. Subject to a 30 foot non-exclusive access easement for Barker Drive along the West boundary; an easement for access and utilities to the parcel from Shelby County Highway 39 described as follows: From the Northeast corner of the SE 1/4 of the NE 1/4, Section 8, Township 20 South, Range 1 East, a concrete monument with disc found; thence North 89 deg. 13 min. 31 sec. West along the North 1/4 1/4 Section boundary 319.00 feet to a 1 1/2 inch iron pin found on the Southerly 40 foot right of way line of Shelby County Highway No. 39; thence South 55 deg. 24 min. West 34.51 feet along a chord of the Southerly right of way, said highway being in a curve to the right, to the intersection of Barker Drive, a chert road, and the point of beginning of the center of a 30 foot wide non-exclusive access easement; thence run along Barker Drive access easement centerline of the following bearings and distances: South 51 deg. 04 min. 12 sec. East 210.20 feet; South 21 deg. 08 min. 22 sec. East 155.76 feet; South 6 deg. 14 min. 24 sec. West 82.36 feet; South 35 deg. 34 min. 10 sec. East 83.73 feet; and South 24 deg. 02 min. 36 sec. East 40 feet to the boundary of said Parcel A-I.

Being the same property as conveyed from William Stuart Barker and Cathy Jean Barker, husband and wife to James M. Colwell and Heidi Jo Colwell, husband and wife , as described in Instrument 2006216000077170 , Dated 2/15/2006 , Recorded 2/16/2006 in Shelby County Records.

Property Address is: 338 BARKER DR., CHELSEA, AL 35043-5503

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 grantee forever.

Prior instrument reference: 20140916000290570)

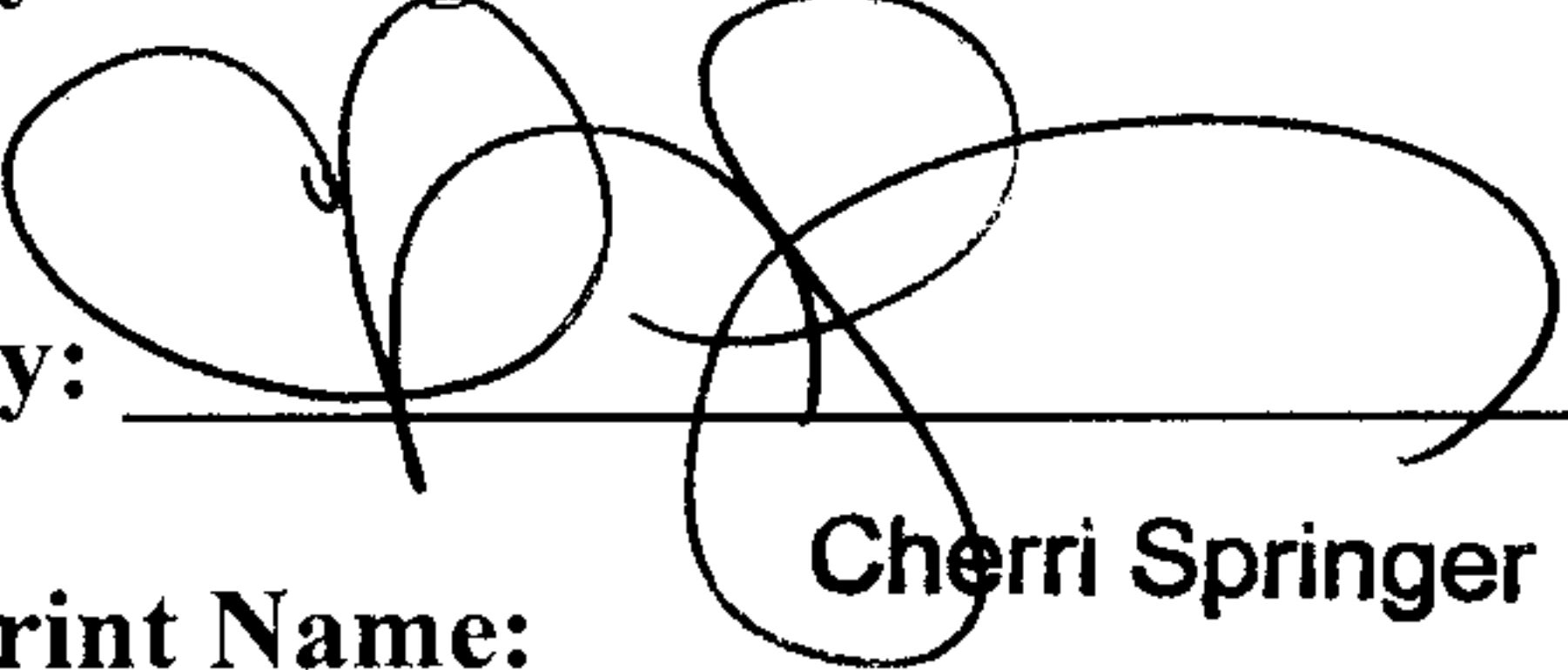


20150624000212400 2/4 \$43.00
Shelby Cnty Judge of Probate, AL
06/24/2015 01:33:02 PM FILED/CERT

Executed by the undersigned on 4-24, 2015:

Federal Home Loan Mortgage Corporation

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

By: 
Cherri Springer

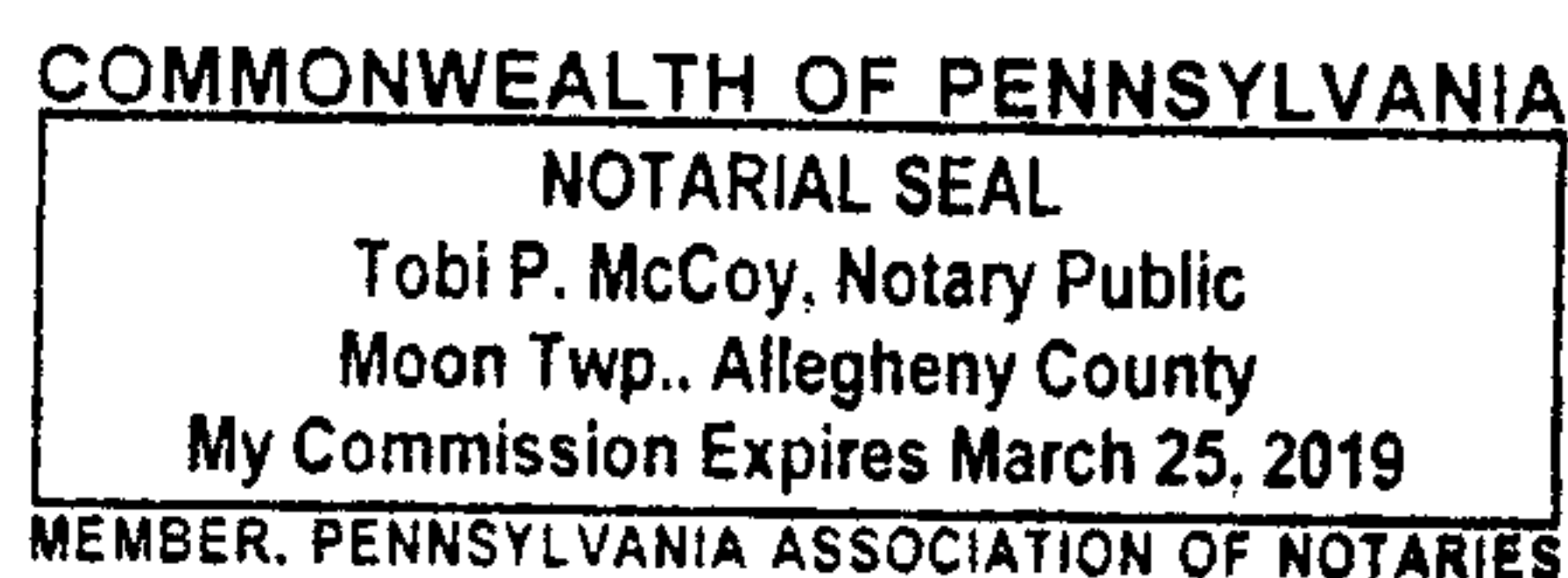
Print Name: _____

Its: AVP


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

STATE OF PA
COUNTY OF Allegheny

The foregoing instrument was acknowledged before me on 4-24, 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.



Tobi P McCoy
Notary Public


20150624000212400 3/4 \$43.00
Shelby Cnty Judge of Probate, AL
06/24/2015 01:33:02 PM FILED/CERT

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 MORT CORP
Mailing Address 5000 Plano PKWY
Carrollton TX 75010

Grantee's Name Donald Alan Cecil
Mailing Address 338 Barker Dr
Chelsea AL 35043

Property Address 338 Barker Dr
Chelsea AL 35043

Date of Sale 04/24/2015

Total Purchase Price \$ 200,350.00

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



20150624000212400 4/4 \$43.00
Shelby Cnty Judge of Probate, AL
06/24/2015 01:33:02 PM FILED/CERT

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 6/17/2015

Print AARON AVERY

Unattested

Valerie Wenz
(verified by)

Sign

Aaron Avery
(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1