

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

20150709000232360
07/09/2015 02:17:07 PM
DEEDS 1/3

This Document Prepared By:

Leila Hansen, Esq.
9041 South Pecos Road, Suite 3900
Henderson, Nevada 89074

After Recording Send Tax Notice

To: Kendra LaJoyce Nelson
2151 Village Lane
Calera, Alabama 35040

Order No.: 9693078
Reference No.: 9263205

Assessor's Parcel Number: 22-7-35-2-007-055-000

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of ONE HUNDRED NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$109,900.00), to the undersigned GRANTOR, **Federal Home Loan Mortgage Corporation, by National Default REO Services, a Delaware Limited Liability Company DBA First American Asset Closing Services ("FAACS")**, as attorney in fact and/or agent, a corporation organized and operating under the laws of the State of Texas, (herein referred to as 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 **Kendra LaJoyce Nelson, a single person**, (herein referred to as grantee), whose mailing address is 2151 Village Lane, Calera, Alabama 35040, all right, title, interest and claim to the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 214 A ACCORDING TO THE SURVEY OF WATERFORD VILLAGE SECTOR 5 PHASE 3 AS RECORDED IN MAP BOOK 37 PAGE 65 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

MORE commonly known as: 2151 Village Lane, Calera, Alabama 35040

Source of Title. Ref.: Special Warranty Deed: Recorded October 30, 2014; Doc. No. 20141030000343410

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.

 NELSON
50237526

FIRST AMERICAN ELS
WARRANTY DEED



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.

IN WITNESS WHEREOF, the said GRANTOR, by its UP, who is authorized to execute this conveyance, has hereunto set its signature and seal, this 28 day of April, 2015.

Federal Home Loan Mortgage Corporation

By: [Signature]

Jamey Davis UP

Printed Name & Title

By: National Default REO Services, a Delaware Limited Liability Company DBA First American Asset Closing Services ("FAACS"), as attorney in fact and/or agent

Attest:

Sandra Taylor

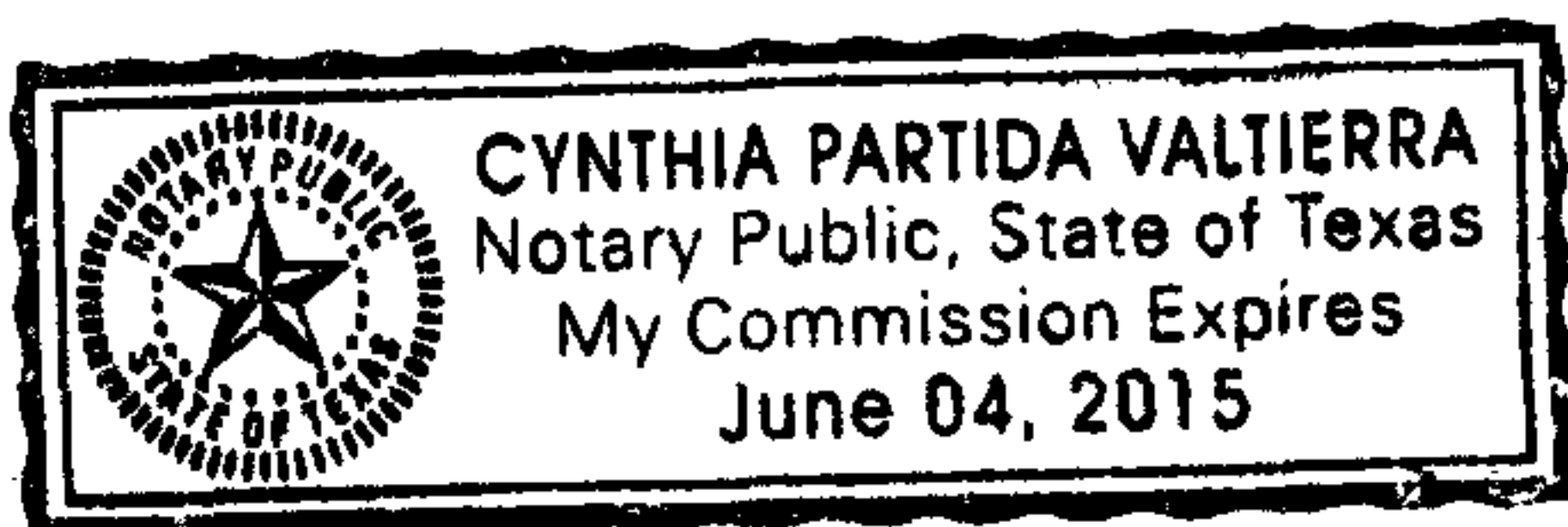
Authorized Signor of National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), as Attorney in fact and/or agent

Secretary

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 **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 28 day of April, 2015.

[Signature]
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
20150709000232360 07/09/2015 02:17:07 PM DEEDS 3/3

Grantor's Name Federal Home Loan Mortgage Corp
Mailing Address 5000 Plano Parkway
Carrollton, TX 75010

Grantee's Name Kendra LaJoyce Nelson
Mailing Address -

2151 VILLAGE LANE
CALERA, AL, 35040

Property Address 2151 VILLAGE LANE
CALERA, Alabama 35040

Date of Sale
Total Purchase Price \$ 109,900.00
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 4/28/15

Print Jamey Davis

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded (verified by)
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/09/2015 02:17:07 PM
\$130.00 JESSICA
20150709000232360

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