

This Instrument Prepared By:  
Jason B. Tingle, Esq.  
244 Inverness Center Dr, Ste 200  
Birmingham, Alabama 35242

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 \$31,802.00, and other good and valuable considerations, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged,

**CitiMortgage, 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 2015 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 Elizabeth Holland, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 20 day of July, 2015.

ATTEST:

**CitiMortgage, Inc.**

Kimberly Talbott 7/20/15  
Kimberly Talbott  
Its: Vice President - Document Control

By: Elizabeth Holland 7-20-15  
Elizabeth Holland  
Its: Vice President - Document Control


STATE OF Kentucky )  
COUNTY OF Boone )

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Elizabeth Holland, whose name as Vice President - Document Control of **CitiMortgage, 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 day of July, 2015.

**KIMBERLY BAKER**  
Notary Public, ID No. 472462  
State at Large, Kentucky  
My Commission Expires August 9, 2016

Notary Public: Kimberly Baker  
My Commission Expires: 8-9-16

  
20150727000255650 2/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
07/27/2015 01:10:56 PM FILED/CERT



## EXHIBIT "A"

Real property in the City of VINCENT, County of SHELBY, State of Alabama, described as follows:

A one acre lot located in the Town of Vincent, Alabama, described as follows: Commence at the Southwest corner of the Willie Deason lot, being the lot formerly owned by Onzell Florey; thence run in an Easterly direction along the South line of said Deason lot 323.2 feet to a point; thence run due South a distance of 114.5 feet to a point; thence run due West 357.2 feet to a point on the Northeast right-of-way of Cemetery Road; thence run Northwest along right-of-way of Cemetery Road 61.5 feet to the intersection with the railroad property; thence turn an angle to the right and run 98 feet to the point of beginning and being more particularly described as follows:

Part of the NW 1/4 of Section 14, Township 19 South, Range 2 East described as follows: Commence at the Southeast corner of said 1/4 Section and run West along the South line of said 1/4 Section a distance of 600 feet, more or less, to the Northeast right of way line of the Central of Georgia Railroad; thence run in a Northwesterly direction along the Northeast line of Central of Georgia Railroad a distance of 1160 feet to a point; thence run in a Northeasterly direction; perpendicular to said railroad 495 feet to a point on the Henry B. Florey, Jr. property line; thence turn an angle of 90 deg. To the left and run in a Northwesterly direction 430 feet to a point on the Willie Deason property as shown by deed recorded in Book 264 page 860 in the Probate Office of Shelby County, Alabama; thence run in a Westerly direction along the South line of the Deason property a distance of 135 feet to the point of intersection with the West line of the Sonja Reynolds Wells and Perry Charles Wells by Deed Book 340 page 520 and the point of beginning of the property to be insured herein; thence run Southerly for a distance of 114.5 feet to a point; thence run West along the North line of the Hubert Bearden property as described in Reel Book 257 page 481 for a distance of 357.2 feet to a point on a 20 foot unnamed right of way; thence run Northwesterly along said right of way for 41.5 feet; thence run Northeasterly 98 feet to a point on the Southerly line, if extended, of the Robert J. Malone property as described in Deed Book 339 page 747; thence run Easterly along the Southerly line of said Robert J. Malone property for 323.2 feet, more or less, to the point of beginning.

Being all of that certain property conveyed to Sonja Reynolds Wells and Perry Charles Wells as joint tenants with right of survivorship from John Harrell Deloach, Jr., and wife, Carolyn Jean Macoy Deloach, by deed dated None Shown and recorded June 25, 1982 as Book 340 Page 528 of official records.

Commonly known as: 80 HIGHLAND E, VINCENT, AL 35178

APN #: 07-6-14-2-001-012-000

