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20150728000257670 1/3 \$260.00  
Shelby Cnty Judge of Probate, AL  
07/28/2015 01:58:44 PM FILED/CERT

Prepared by: <b>McCalla Raymer, LLC</b> Closing Department 1544 Old Alabama Road Roswell, GA 30076	Send Property Tax Notice to: 216 Kenniston Dale Pelham, AL 35124
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**SPECIAL WARRANTY DEED**

**State of Alabama**  
**County of Shelby**

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Ten Dollars (\$10.00) and other valuable considerations to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, **Federal Home Loan Mortgage Corporation** (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **Michael T Bratten and Christy Bratten** (hereinafter referred to as GRANTEE), his, her, or its heirs, transferees, and assigns, all right, title, interest and claim in or to the following described real estate situated in the County of Limestone, State of Alabama, to-wit:

Lot 1523, according to the Survey of Final Plat Kenniston at Ballentrae, as recorded in Map Book 38, Page 25, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the aforegranted real estate to GRANTEE, his, her, or its heirs, transferees, and assigns FOREVER IN FEE SIMPLE.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except there are no liens or encumbrances outstanding against the premises conveyed herein, which were created or suffered by the undersigned and not specifically excepted herein. Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, and no others

**THIS CONVEYANCE IS MADE SUBJECT TO ANY RIGHT OF REDEMPTION ARISING BY VIRTUE OF THE FORECLOSURE OF A MORTGAGE EVIDENCED BY THE FORECLOSURE DEED FILED FOR RECORD NOVEMBER 5, 2014 , INSTRUMENT#20141112000356410, PROBATE COURT OF SHELBY COUNTY, ALABAMA.**

Shelby County, AL 07/28/2015  
State of Alabama  
Deed Tax: \$240.00

IN WITNESS WHEREOF, Federal Home Loan Mortgage Corporation who is authorized to execute this conveyance, has hereto set its signature and seal, on this 8 day of June, 2015.

Federal Home Loan Mortgage Corporation by  
Stewart Lender Services, Their Attorney-in-Fact

By: Sammie Hale (SEAL)

Name: Sammie Hale

Title: Authorized Signatory


State of ~~Alabama~~ Florida  
County of ~~Shelby~~ Hickory

I, Jane Harris the undersigned authority, a Notary Public, in and for said county, in said state, hereby certify that Sammie Hale whose name as Authorized Signatory of Stewart Lender Services, Attorney-in-Fact for Federal Home Loan Mortgage 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 conveyance, he/she as such officer with full authority, executed same voluntarily for and as the act of said corporation, acting in his/hers capacity as aforesaid on the day that bears the same date

GIVEN UNDER MY HAND AND OFFICIAL SEAL this the 8 day of June, 2015.

[Signature]  
Notary Public Jane Harris  
My Commission expires: 6/10/17

**JANE HARRIS**  
Notary Public, State of Florida  
My Comm. Expires June 10, 2017  
No. FF 25601

  
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## 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 Corporation	Grantee's Name	Michael T Bratten and Christy Bratten
Mailing Address	5000 Plano Parkway Carrollton, TX 75010	Mailing Address	207 Oxmoor Place Birmingham, AL 35211
Property Address	216 Kenniston Dale Pelham, AL 35124	Date of Sale	06/12/2015
		Total Purchase Price	\$239,900.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other _____
<input type="checkbox"/> Closing Statement	

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 6/12/15

\_\_\_\_ Unattested



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Print

Sign

Rachael Dugan

R Dugan

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1