

This instrument prepared by:  
Sandy F. Johnson  
3170 Highway 31 South  
Pelham, AL 35124

SEND TAX NOTICE TO:  
Mirrain Esquivel Estrada  
69 Camelia Lane  
Maylene, AL 35114

**STATUTORY WARRANTY DEED**

**20150729000260020  
07/29/2015 02:33:27 PM  
DEEDS 1/3**

STATE OF ALABAMA                    )  
  )  
SHELBY COUNTY                        )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of Sixty Thousand And No/100 Dollars (\$60,000.00) in hand paid by Mirrain Esquivel Estrada (hereinafter referred to as "GRANTEES") to Federal Home Loan Mortgage Corporation (hereinafter referred to as "GRANTOR") the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto the said GRANTEES, the following described real estate in **Shelby County, Alabama**, to wit:

From the NE corner of the NW ¼ of the NW ¼ of Section 17, Township 21 South, Range 3 West, Shelby County, Alabama, run South along a fence line 630 feet to an iron found; thence run West along the fence line 150 feet to the point of beginning; thence continue West along said fence line 100 feet; thence run North 12°46" East 150 feet; thence run East 100 feet; thence run South 12°45' West 150 feet to point of beginning. Being a part of the NW ¼ of the NW ¼ of Section 17, Township 21 South, Range 3 West; being situated in Shelby County, Alabama.

Nonexclusive Easement for Ingress and Egress:

Commence at the NE corner of the NW ¼ of the NW ¼ of Section 17, Township 21 South, Range 3 West; thence run South 0°00'00" East for 378.94 feet; thence run South 0°00'00" East for 250.00 feet to the Point of Beginning; thence run North 87°49'02" West for 150.00 feet; thence run North 12°45'00" East for 15 feet; thence run North 90°00'00" East for 150.00 feet; thence run South to the Point of Beginning; being situated in Shelby County, Alabama.

No Dollars And No/100 Dollars (\$0.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Subject to all recorded and unrecorded easements, covenants, restrictions, rights of way, overlaps and encroachments, if any, affecting the property, ad valorem taxes for the year 2015 which are a lien but which are not yet due and payable, and ad valorem taxes for future years.

**TO HAVE AND TO HOLD**, to the said **GRANTEES** their heirs, personal representatives, transferees and assigns, forever, provided however, that **GRANTOR** makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the **GRANTOR** has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the **GRANTOR**.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed by its duly authorized representative this 10 day of July, 2015.

FEDERAL HOME LOAN MORTGAGE CORPORATION

By: STEWART LENDER SERVICES, INC., as its attorney-in-fact

By: Sammie Hale

Printed Name: Sammie Hale

Authorized Signatory

STATE OF FL  
COUNTY OF Hillborough

I, the undersigned, 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, Inc., as 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 Authorized Signatory with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as Attorney-in-Fact as aforesaid.

Given under my hand and official seal on 10 day of July, 2015.

Jane Harris  
Notary Public Jane Harris  
My commission expires: 4/01/17

JANE HARRIS  
Notary Public, State of Florida  
My Comm. Expires June 10, 2017  
No. FF 25501

**20150729000260020 07/29/2015 02:33:27 PM DEEDS 3/3**

Grantor's Name Federal Home Loan Mortgage Corporation

Grantee's Name Mirrain Esquivel Estrada

Mailing Address 5000 Plano Parkway  
Carrollton, TX 75010

Mailing Address 69 Camelia Lane  
Maylene, AL 35114

Property Address 69 Camelia Lane  
Maylene, AL 35114

Date of Sale July 24, 2015

Total Purchase Price \$60,000.00

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

☐ Appraisal

☐ Sales Contract

☐ Other:

☒ 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 - Federal Home Loan Mortgage Corporation, 5000 Plano Parkway, Carrollton, TX 75010.

Grantee's name and mailing address - Mirrain Esquivel Estrada, , .

Property address - 69 Camelia Lane, Maylene, AL 35114

Date of Sale - July 24, 2015.

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: July 24, 2015

Sign

Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/29/2015 02:33:27 PM  
\$80.00 CHERRY  
20150729000260020