


Prepared by:
McCalla Raymer, LLC
Closing Department
1544 Old Alabama Road
Roswell, GA 30076

Send Property Tax Notice to:
134 County Road 831
Montevallo, AL 35115

SPECIAL WARRANTY DEED

State of AL
County of Holtzworth


20150914000320930 1/3 \$48.50
Shelby Cnty Judge of Probate, AL
09/14/2015 02:01:50 PM FILED/CERT

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 **R Wesley Goad and Kristen Goad** (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 Shelby, State of Alabama, to-wit:

From the Northeast corner of the Northeast 1/4 of the Northeast 1/4 of Section 27, Township 24 North, Range 12 East, Chilton County, Alabama, run a tie line South 00 degrees 23' 11" west 586.54 feet to the beginning point of subject lot; from said point, continue said course 587.09 feet; thence run North 52 degrees 11' 38" west 561.92 feet to the center of unpaved Public Road No. 831; thence run along said road centerline North 41 degrees 58' 06" east 62.90 feet; thence continue along said road center North 36 degrees 26' 43" east 130.33 feet; thence run North 74 degrees 30' 45" east 340.81 feet, back to the beginning point. Situated and lying in Chilton 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.

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 04/08/2015 IN DEED BOOK 2015, PAGE 192639, PROBATE COURT OF SHELBY COUNTY, ALABAMA.

Property Address: 134 County Road 831, Montevallo,
AL 35115

Shelby County, AL 09/14/2015
State of Alabama
Deed Tax: \$28.50

PID#: 1163635
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IN WITNESS WHEREOF, Federal Home Loan Mortgage Corporation who is authorized to execute this conveyance, has hereto set its signature and seal, on this 2nd day of Sept 2015.

Federal Home Loan Mortgage Corporation
By: STEWART LENDER SERVICES, INC., as
its attorney-in-fact

By: Ericka A Brunette
Printed Name: Ericka A Brunette

~~Ericka A Brunette~~

State of Florida
County of Hillsborough

I, Abigail Miller Aday the undersigned authority, a Notary Public, in and for said county, in said state, hereby certify that Ericka A Brunette whose name as Authorized Signatory of 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 2nd day of Sept 2015.

Abigail Miller Aday
Notary Public

My Commission expires: March 17, 2018



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	R Wesley Goad and Kristin Goad
Mailing Address	5000 Plano Parkway Carrollton, TX 75010	Mailing Address	
Property Address	134 County Road 831 Montevallo, AL 35115	Date of Sale	09/09/2015
		Total Purchase Price	\$28,350.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" 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 9/9/15

Unattested

(verified by)

Print Kristen J. Goad
Sign Kristen J. Goad
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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