

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

SEND TAX NOTICE TO:
James Rowe
4009 Meadowood Dr.
Birmingham, AL 35242

GENERAL WARRANTY DEED

20151201000410270
12/01/2015 11:36:02 AM
DEEDS 1/3

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Ninety Thousand And No/100 Dollars (\$290,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Federal Home Loan Mortgage Corporation, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto James Rowe (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 20, according to the Survey of Meadowood Estates, as recorded in Map Book 10, Page 33, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$ 232,080.00 of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on the 30 day of November, 2015.

FEDERAL HOME LOAN MORTGAGE CORPORATION

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

By: Amanda L. Jones
Printed Name: Amanda L. Jones

Authorized Signatory

STATE OF FL
COUNTY OF Hillsborough

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Amanda L. Jones 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 Amanda L. Jones 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 30 day of November, 2015.

Holly Susan Tomlin
Notary Public

My commission expires:



20151201000410270 12/01/2015 11:36:02 AM DEEDS 3/3

Grantor's Name Federal Home Loan Mortgage Corporation

Grantee's Name James Lloyd Rowe

Mailing Address 4009 Meadowood Dr.
Birmingham, AL 35242

Mailing Address 2007 Inverness Lane
Birmingham, AL 35242

Property Address 4009 Meadowood Dr.
Birmingham, AL 35242

Date of Sale November 30, 2015
Total Purchase Price \$290,100.00

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, 4009 Meadowood Dr., Birmingham, AL 35242.

Grantee's name and mailing address - James Lloyd Rowe, 2007 Inverness Lane, Birmingham, AL 35242.

Property address - 4009 Meadowood Dr., Birmingham, AL 35242

Date of Sale - November 30, 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: November 30, 2015

Sign 
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/01/2015 11:36:02 AM
\$78.00 CHERRY
20151201000410270

