

Shelby County, AL 01/15/2016
State of Alabama
Deed Tax: \$76.00

20160115000016640 1/4 \$99.00
Shelby Cnty Judge of Probate, AL
01/15/2016 02:03:41 PM FILED/CERT

Commitment Number: 3389989

Seller's Loan Number: 1173243

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:

ServiceLink, LLC

1400 Cherrington Parkway

Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
10-5-21-0-001-008-000

SPECIAL WARRANTY DEED

Federal Home Loan Mortgage Corporation, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for \$75,601.00 (Seventy Five Thousand Six Hundred One Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **SPARTAN INVEST LLC**, hereinafter grantee, whose tax mailing address is **1110 23rd Street S, Birmingham, AL 35205**, the following real property:

BEING KNOWN AND DESIGNATED AS: FROM THE NE CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 2 WEST, RUN WESTERLY ALONG THE NORTH BOUNDARY LINE OF THE SAID NW 1/4 OF THE NE 1/4 OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 2 WEST FOR 361.5 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED AND CONVEYED; THENCE CONTINUE WESTERLY ALONG THE NORTH BOUNDARY LINE OF SAID 1/4-1/4 SECTION FOR 199.25 FEET; THENCE TURN AN ANGLE OF 92 DEGREES 07 MINUTES TO THE LEFT AND RUN SOUTHERLY 208.71 FEET; THENCE TURN AN ANGLE OF 87 DEGREES 49 MINUTES 40 SECONDS TO THE LEFT AND RUN EASTERLY 199.05 FEET; THENCE TURN AN ANGLE OF 92 DEGREES 07 MINUTES TO THE LEFT AND RUN NORTHERLY 208.71 FEET TO THE POINT OF BEGINNING; BEING A PART OF THE NE 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 2 WEST. Being the same

property as conveyed from REED HUDSON, AUCTIONEER to NATIONSTAR MORTGAGE LLC , as described in Document 20150910000317290, Recorded 09/10/2015 in SHELBY County Records.

Property Address is: 469 DOGWOOD CIR, BIRMINGHAM, AL 35244-3419

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

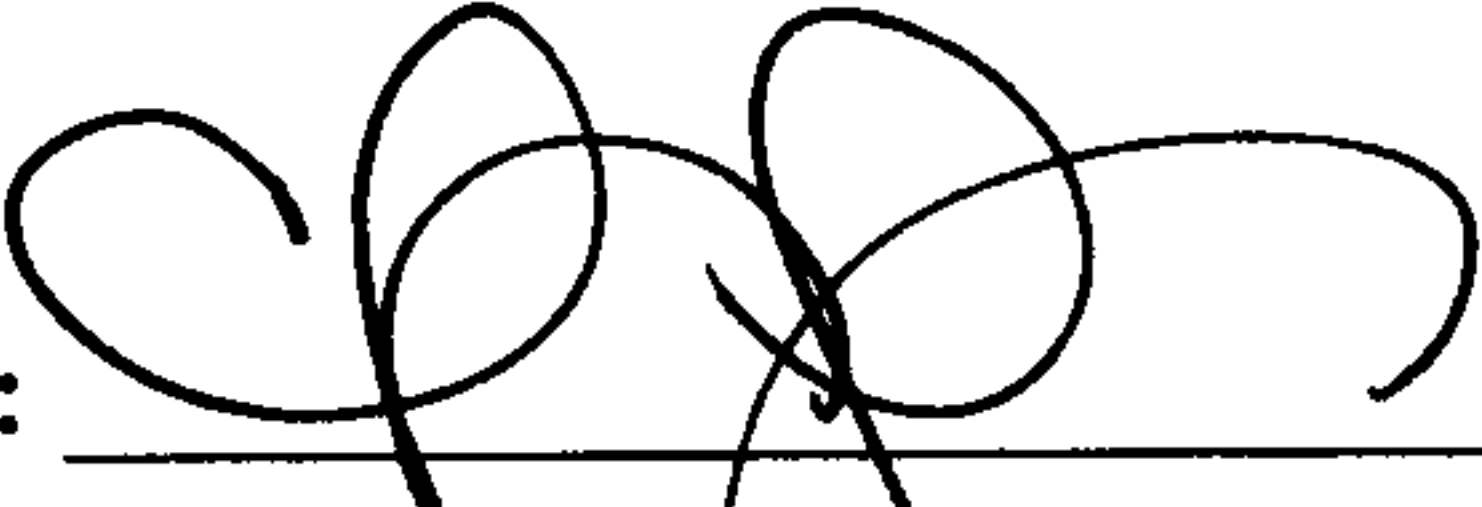
Prior instrument reference: _____


20160115000016640 2/4 \$99.00
Shelby Cnty Judge of Probate, AL
01/15/2016 02:03:41 PM FILED/CERT

Executed by the undersigned on 12-17, 2015:

Federal Home Loan Mortgage Corporation

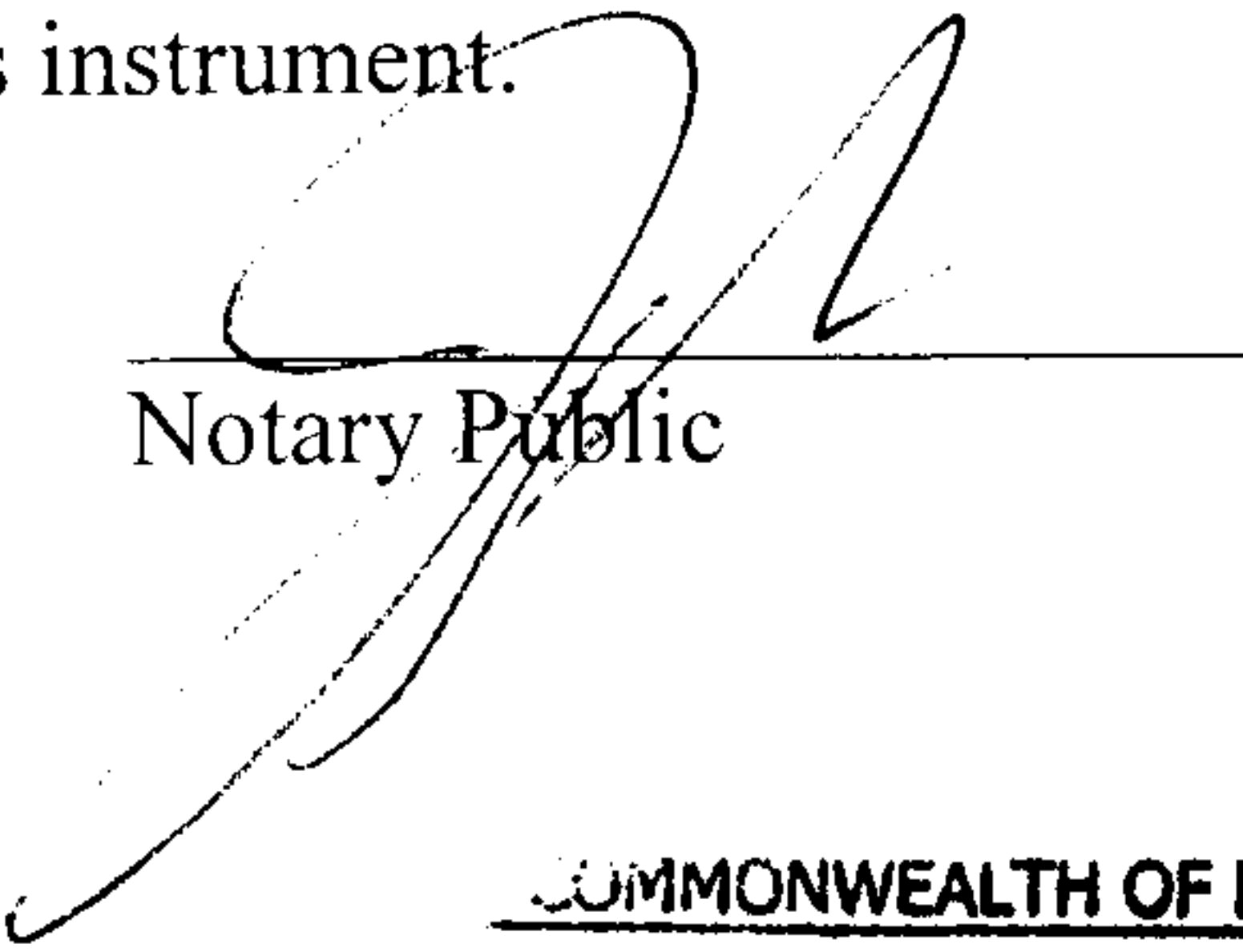
By: Chicago Title Insurance Company, its Attorney in Fact.

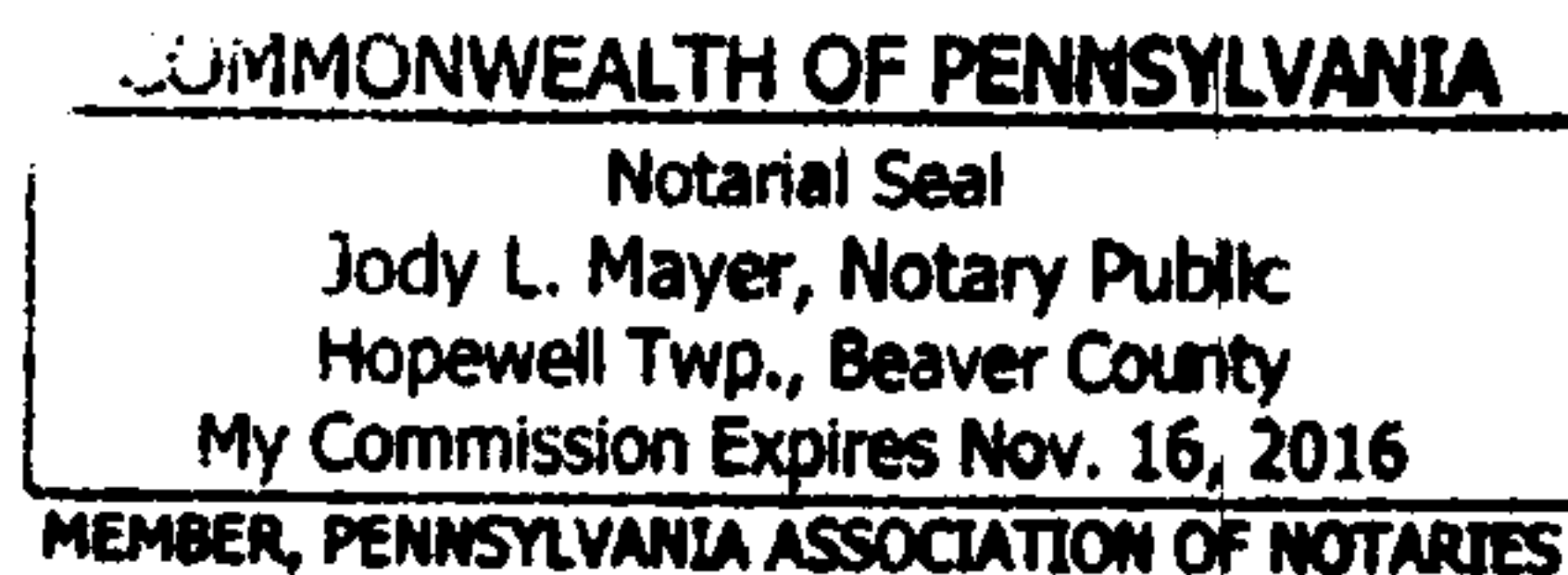
By: 
Print Name: Cherri Piszczek
Its: AUF

A Power of Attorney relating to the above described property was recorded on 02/26/2008 at Document Number: 20080226000076640.

Pennsylvania
STATE OF
COUNTY OF ALLEGHENY

The foregoing instrument was acknowledged before me on 12-17, 2015 by Cherri Piszczek of ServiceLink, a Division of Chicago Title Insurance Company on behalf of Federal Home Loan Mortgage Corporation as its Attorney in Fact, who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.


Notary Public




20160115000016640 3/4 \$99.00
Shelby Cnty Judge of Probate, AL
01/15/2016 02:03:41 PM FILED/CERT

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
Mailing Address 5000 Plano Parkway, Carrollton, Texas 75010

Grantee's Name SPARTAN INVEST LLC
Mailing Address 1110 23rd Street S, Birmingham, AL 35205

Property Address 469 DOGWOOD CIR, BIRMINGHAM, AL 35244-3419

Date of Sale 12/17/15
Total Purchase Price 75,601.00



20160115000016640 4/4 \$99.00
Shelby Cnty Judge of Probate, AL
01/15/2016 02:03:41 PM FILED/CERT

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
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

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 1/4/16

Print Cherri Piszczek

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1