
20160308000072870 1/3 \$155.50
Shelby Cnty Judge of Probate, AL
03/08/2016 07:59:16 AM FILED/CERT

Prepared by: Jacob P. Mauldin McCalla Raymer, LLC Closing Department Two North Twentieth Street, Suite 1310 Birmingham, AL 35203	Send Property Tax Notice to: 181 Silverstone Lane Alabaster, AL 35007
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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 by Stewart Lender Services, INC. as its attorney in fact** (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **Rachel M. Wilson** (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:

Lot 327, according to the Survey of Final Plat of Stage Coach Trace, Sector 3 as recorded in Map Book 29, Page 39, in the Probate Office of Shelby County, Alabama.

This conveyance is hereby made subject to restrictions, easements, and rights of way of record 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.

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 7, 2014 IN INSTRUMENT NUMBER 20141107000352130, PROBATE COURT OF SHELBY COUNTY, ALABAMA.

Property Address: 181 Silverstone Lane, Alabaster, AL
35007
File#: 961526

Shelby County, AL 03/08/2016
State of Alabama
Deed Tax: \$135.50

IN WITNESS WHEREOF, Federal Home Loan Mortgage Corporation by Stewart Lender Services, INC. as its attorney in fact who is authorized to execute this conveyance, has hereto set its signature and seal, on this 8th day of February, 2016

Federal Home Loan Mortgage Corporation by
Stewart Lender Services, INC. as its attorney in
fact

By: [Signature] (SEAL)

Name:

Title: **Robert Rhine**

Attested: _____ (SEAL)

Name:

Title:

State of FL
County of Hillsborough

I, HOLLY SUSAN TOMLIN the undersigned authority, a Notary Public, in and for
said county, in said state, hereby certify that Robert Rhine
whose name as Authorized Signer of Federal Home Loan Mortgage
Corporation by Stewart Lender Services, INC. as its attorney in fact, 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
FEBRUARY, 2016.

[Signature]
Notary Public

My Commission expires: _____



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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 by Stewart Lender Services, INC. as its attorney in fact

Mailing Address 5000 Plano Parkway
Carrollton, TX 75010

Property Address 181 Silverstone Lane
Alabaster, AL 35007


Grantee's Name Rachel M. Wilson

Mailing Address

Date of Sale 03/04/2016
Total Purchase Price \$135,205.00

or
Actual Value 135,205.00

or
Assessor's Market Value


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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 3/4/16

Unattested

RC

(verified by)

Print

Rachel M Wilson

Sign

Rachel M. Wilson

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1