

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

## 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.

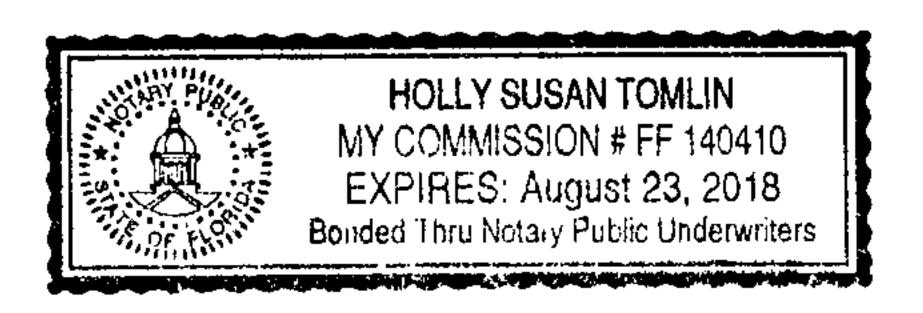
Property Address: 181 Silverstone Lane, Alabaster, AL

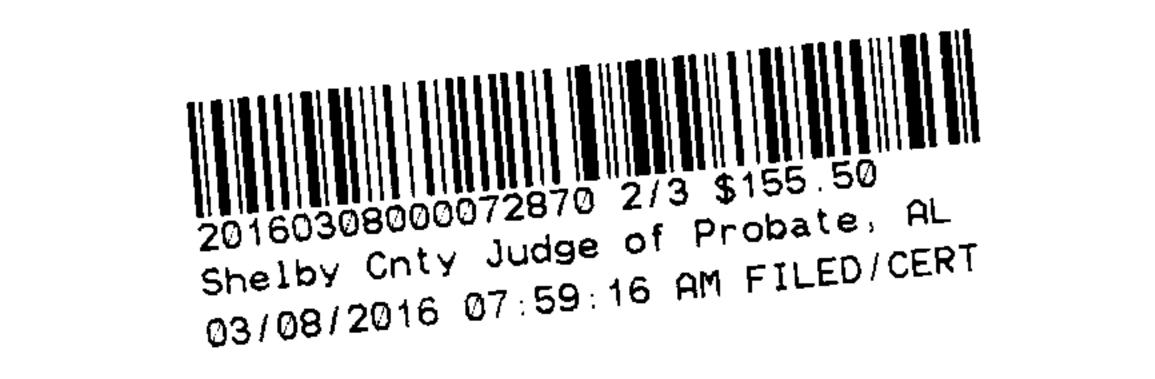
35007

File#: 961526

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 State day of 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 State day of 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

	Federal Home Loan Mo	•		
	fact	s, INC. as its attorney in		
	By: Name:	(SEAL)		
Title: "Obert Rhine				
	Attested:	(SEAL)		
	Name:			
	Title:			
State of Hillshoush	,			
I, HOLLY SUSAN TOM	the undersigned author	rity, a Notary Public, in and	i for	
whose name as	$\frac{60 > 10 \cap 0}{10}  \text{of}  \frac{1}{10}$	rederal Home Loan Mort	gage	
Corporation by Stewart Lender Serv				
conveyance, and who is known to me of the contents of the conveyance,	he/she as such officer w	ith full authority, executed:	same	
voluntarily for and as the act of said	corporation, acting in his	Thers capacity as aforesaid or	n the	
day that bears the same date		<i>(</i> )		
GIVEN UNDER MY HAND A FEBRUARY, 2016.	ND OFFICIAL SEAL	this the day	y of	
Sular (	July Contract of the contract			
Notary Public				
My Commission expires:				





## Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

	This Document must be fuea in ac	coraunce with Code of Aldoa	ina 1775, Geetton 40 22 x
Grantor's Name	Federal Home Loan Mortgage Corporation by Stewart Lender Services, INC. as its attorney in fact	Grantee's Name	Rachel M. Wilson
Mailing Address	5000 Plano Parkway Carrollton, TX 75010	Mailing Address	<u> </u>
Property Address	181 Silverstone Lane Alabaster, AL 35007	Date of Sale Total Purchase Price or	03/04/2016 \$135,205.00
20160308 Shelby 0 03/08/20	000072870 3/3 \$155.50 nty Judge of Probate, AL 16 07:59:16 AM FILED/CERT	Actual Value or Assessor's Market Value	135,205.00
(Recordation of doc Bill of Sale Sales Contract Closing Staten	umentary evidence is not required) nent	Appraisal Other	g documentary evidence: (check one)
If the conveyance de is not required.	ocument presented for recordation co	ontains all of the required infor	mation referenced above, the filing of this form
Grantor's name and mailing address.	mailing address - provide the name of	Instructions of the person or persons conver	ying interest to property and their current
Grantee's name and	mailing address - provide the name of	of the person or persons to who	om interest to property is being conveyed.
Property address - t	he physical address of the property be	eing conveyed, if available.	
Date of Sale - the da	ate on which interest to the property	was conveyed.	
Total purchase price offered for record.	e - the total amount paid for the purch	nase of the property, both real	and personal, being conveyed by the instrument
Actual value - if the offered for record.	property is not being sold, the true version of the property is not being sold, the true version of the property is not being sold, the true version of the property is not being sold, the true version of the property is not being sold, the true version of the property is not being sold, the true version of the property is not being sold, the true version of the property is not being sold, the true version of the property is not being sold, the true version of the property is not being sold, the true version of the property is not being sold, the true version of the property is not being sold, the true version of the property is not being sold, the property is not being sold.	alue of the property, both real	and personal, being conveyed by the instrument raiser or the assessor's current market value.
the property as deter	led and the value must be determined rmined by the local official charged ver will be penalized pursuant to Code	with the responsibility of valui	narket value, excluding current use valuation, of ng property for property tax purposes will be (h).
understand that any	false statements claimed on this form	n may result in the imposition	ocument is true and accurate. I further of the penalty indicated in Code of Alabama
1975 § 40-22-1 (h).  Date 3/4/	16	Print Mache	1 M Wilson ilm. Wilson
Unattested	(verified by)		ntor/Grantee/Owner/Agent) circle one

Form RT-1