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20160526000180040 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
05/26/2016 11:25:03 AM FILED/CERT

Prepared by: Jonathan H. Kasper, Esq. <b>McCalla Raymer, LLC</b> <b>Closing Department</b> Two North Twentieth Street, Suite 1310 Birmingham, AL 35203	Send Property Tax Notice to: 7520 SPENCER LN HELENA, AL 35080
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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** (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **Jennifer McLin** (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 40, according to the Survey of Wyndham Townhomes, as recorded in Map Book 22, Page 124, 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 12/15/15 IN DEED BOOK INSTRUMENT 201512150000428330, PROBATE COURT OF SHELBY COUNTY, ALABAMA.**

Shelby County, AL 05/26/2016  
State of Alabama  
Deed Tax:\$2.00

Property Address: 7520 SPENCER LN, HELENA, AL  
35080  
File#: 961329



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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 15<sup>th</sup> day of April, 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

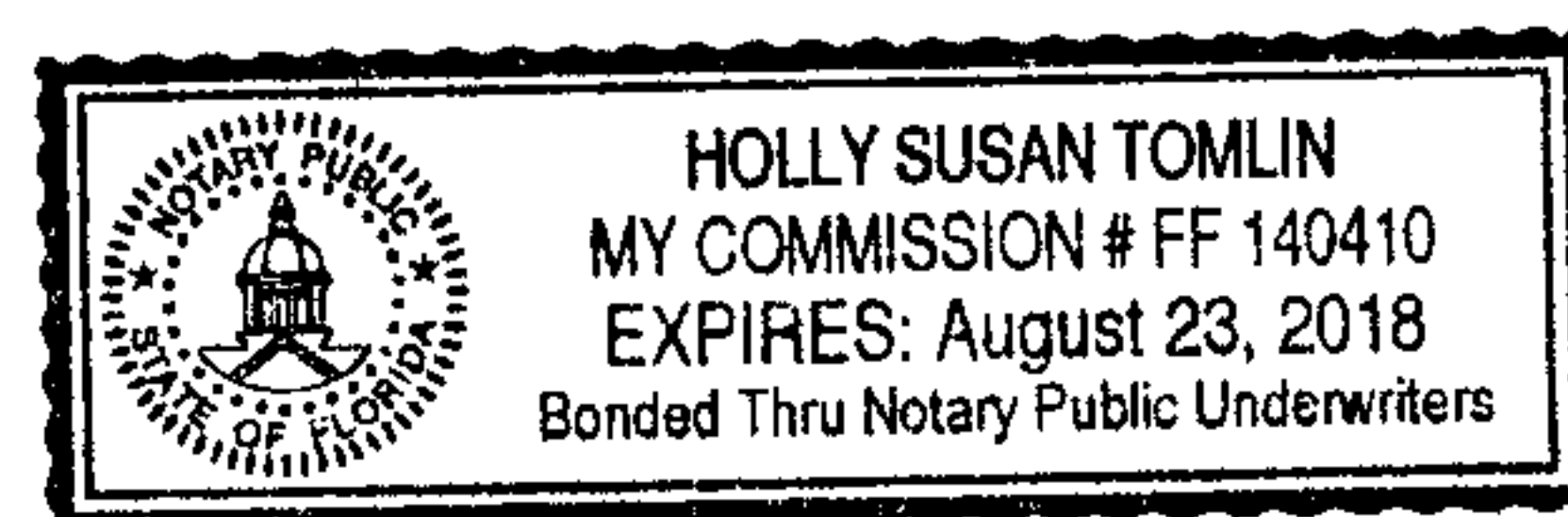
County of Hillsborough

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, 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 15 day of APRIL, 2016.

[Signature]  
Notary Public

My Commission expires: \_\_\_\_\_



Witness the execution hereof by the  
Lender through its duly authorized  
Attorney-in-Fact, whose appointment  
was published in Deed Book 14 # 201603000072860  
Page Shelby County Alabama Records

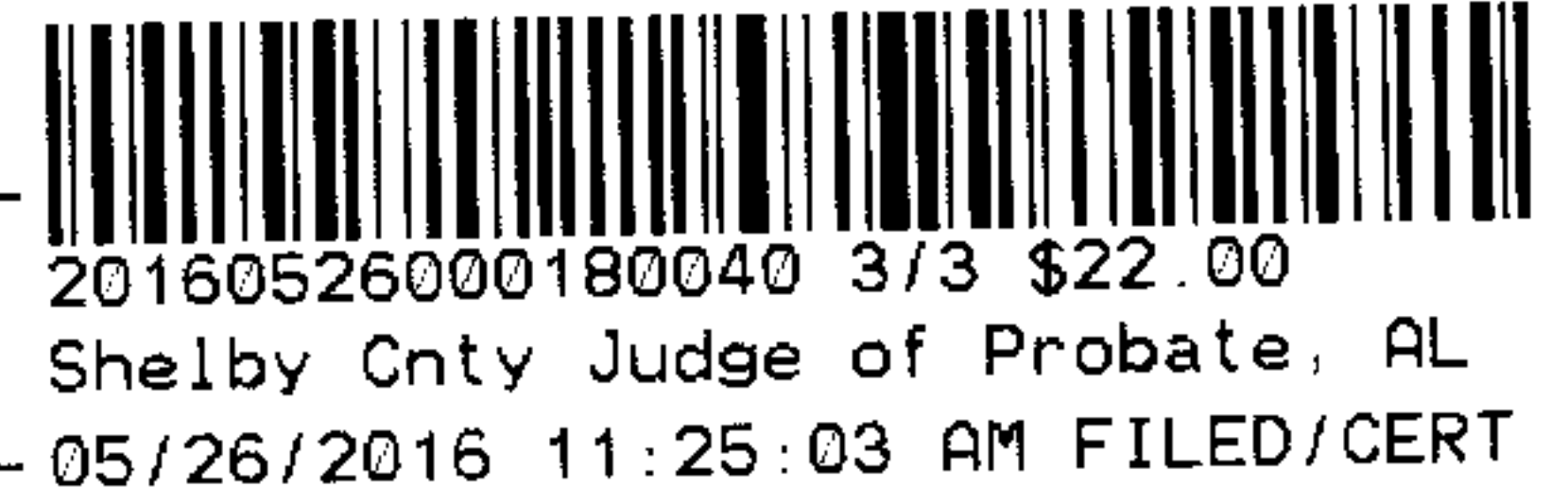


## Real Estate Sales Validation Form

*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, TX 75010  
Property Address 7520 SPENCER LN  
HELENA, AL 35080

Grantee's Name Jennifer McLin  
Mailing Address 1017 Belwood Circle  
Birmingham, AL 35064  
Date of Sale 05/13/2016  
Total Purchase Price \$93,000.00  
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  
☒ 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 5-13-16

Unattested

(verified by)

Print Jennifer McLin  
Sign Jennifer McLin  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1