


THE STATE OF ALABAMA
COUNTY OF SHELBY

SPECIAL WARRANTY DEED


20160622000216390 1/3 \$89.00
Shelby Cnty Judge of Probate, AL
06/22/2016 01:19:04 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That Federal Home Loan Mortgage Corporation, a corporation organized and existing under the laws of the State of Virginia, whose address is 8000 Jones Branch Dr., McLean, VA 22102, hereinafter called Grantor, for and in consideration of the sum of \$69,000.00 and other valuable consideration the receipt whereof is hereby acknowledged, has granted, bargained, and sold, and by these presents, does hereby grant, bargain, sell and convey unto Elwyn Bearden and Debby Bearden, hereinafter called the Grantees, the following-described property, situated in the county of Shelby, Alabama, to wit:

Lot 14, according to the Survey of Rocky Ridge Townhomes, Phase One, as recorded in Map Book 22, Page 132, in the Probate Office of Shelby County, Alabama.

The property conveyed herein is conveyed subject to outstanding rights of redemption and subject to all easements and restrictions of record and ad valorem taxes not due or payable on the date hereof.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein. This instrument is executed by the undersigned solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in its individual capacity or corporate capacity and the undersigned expressly limits its liability hereunder now or hereafter held by it in the representative capacity named.

Shelby County, AL 06/22/2016
State of Alabama
Deed Tax: \$69.00

IN WITNESS WHEREOF, the said Federal Home Loan Mortgage Corporation by Dean Meyer, its Assistant Treasurer ~~President~~, who is authorized to execute this conveyance, has hereto set its signature and seal, this ____ day of _____,

ATTEST (Corporate Seal)

Federal Home Loan Mortgage Corporation

BY: Dean Meyer

ITS: Assistant Treasurer



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[Signature]
Asst. Secretary

STATE OF Virginia

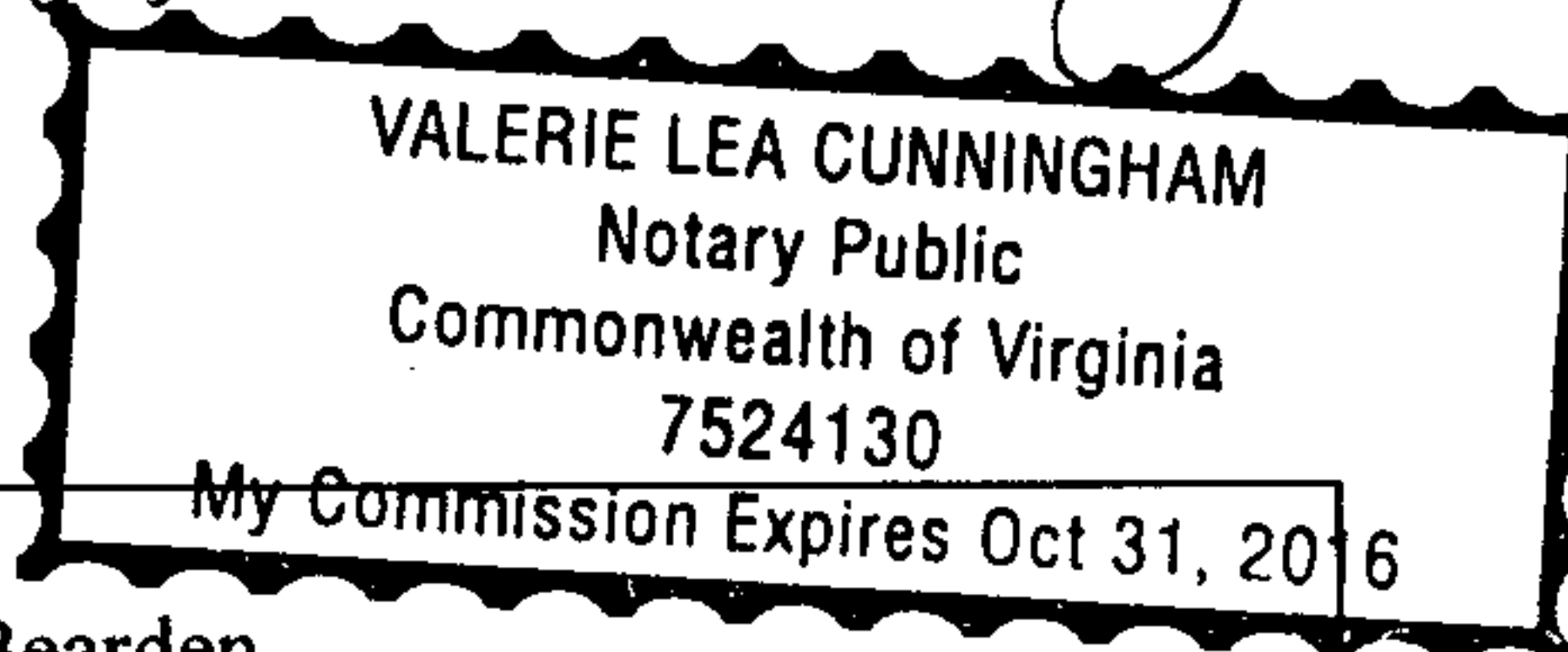
COUNTY OF Fairfax

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Dean Meyer and Jennifer Roe, whose names as Assistant Treasurer and Assistant Secretary respectively, of Federal Home Loan Mortgage Corporation, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said association, acting in its capacity as aforesaid.

Given under my hand and official seal, this the 15 day of June, 2016.

[Signature]
Notary Public

MY COMMISSION EXPIRES: October 31, 2016



This instrument prepared by:
Helen Ball
SHAPIRO AND INGLE, LLP
10130 Perimeter Parkway, Suite 400 Charlotte,
NC 28216

GRANTEE'S ADDRESS:
Elwyn Bearden and Debby Bearden
3490 Bearden Ln.
Helena, AL 35080

Real Estate Sales Validation Form

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

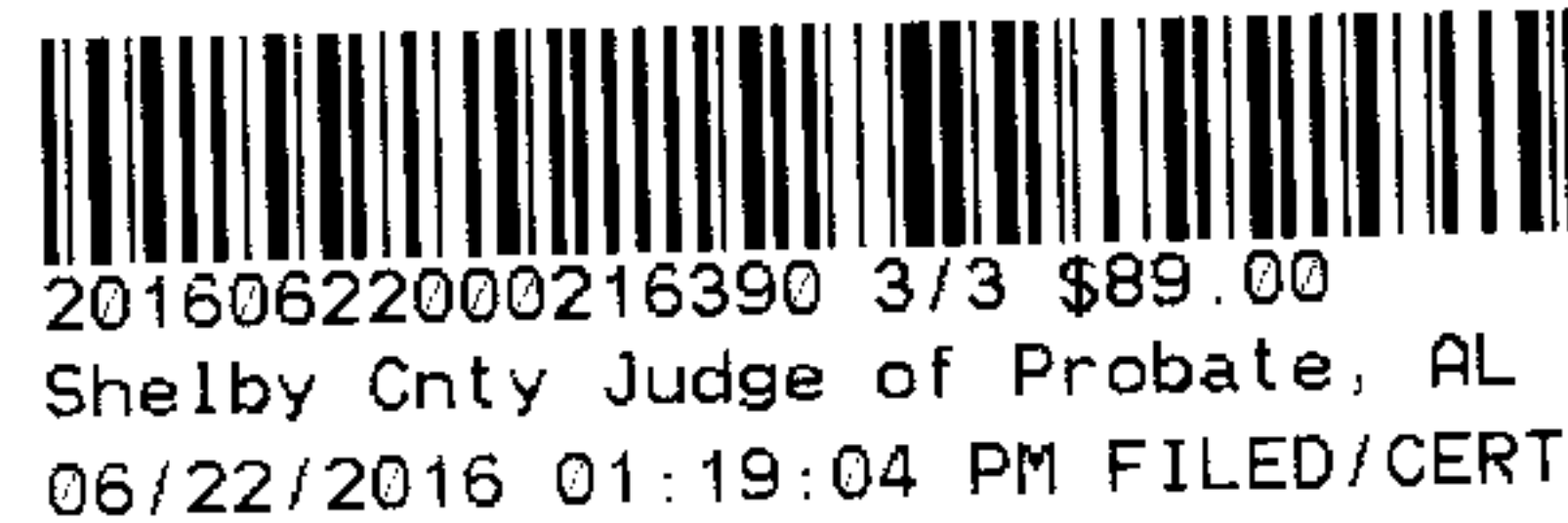
Grantor's' Name: Federal Home Loan Mortgage Corporation

Mailing Address: 8000 Jones Branch Drive
McLean, VA 22102

Grantees' Name: Elwyn Bearden and Debby Bearden

Mailing Address: 3490 Bearden Lane
Helena, AL 35080

Property Address: 152 Rocky Ridge Drive
Helena, AL 35080



Date of Transfer: June 15, 2016

Total Purchase Price \$ 69,000.00

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	x	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.

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: June 15, 2016

Law Offices of F. Wayne Keith PC

Sign

F. Wayne Keith

x