

20160624000220130
06/24/2016 02:34:33 PM
DEEDS 1/4

Commitment Number: 3396107
Seller's Loan Number: 1175230

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
07-2-03-0-001-006.000

SPECIAL WARRANTY DEED

Federal Home Loan Mortgage Corporation, whose mailing address is **5000 Plano Parkway, Carrollton, TX 75010**, hereinafter grantor, for \$30,000.00 (Thirty Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **JAMES E. REICH**, hereinafter grantee, whose tax mailing address is **813 Mockernut Rd., Hoover, AL 35244**, the following real property:

single

Being known and designated as: From the Southeast corner of the Northeast One-Fourth of the Southeast One-Fourth of Section 3, Township 19 South, Range 2 East, Shelby County, Alabama proceed North a distance of 1528.63 feet; thence turn an angle of 89 degrees 12 minutes 20 seconds left and proceed West a distance of 1258.31 feet to the Point of Beginning of herein described parcel of land; thence continue West along said course a distance of 420.67 feet; thence turn an angle of 89 degrees 43 minutes 50 seconds left and proceed South a distance of 776.47 feet to a point of the North boundary of a 60 foot road; thence turn an angle of 91 degrees 36 minutes 14 seconds left and proceed East along the North boundary of said road a distance of 420.78 feet; thence turn an angle of 88 degrees 23 minutes 46 seconds left and proceed North a distance of 776.67 feet to the Point of Beginning of herein described parcel of land. The above Property is located in the South One-Half of the Northwest 1/4 and the North One-Half of the Southwest 1/4 of Section 3, Township 19 South, Range 2 East,

Shelby County, Alabama.

Property Address is: 200 BREEZEWAY DR., VINCENT, AL 35178-7669

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: **20150923000333220**

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Executed by the undersigned on June 13, 2016:

Federal Home Loan Mortgage Corporation

By: ServiceLink, a Division of Chicago Title Insurance Company, its Attorney in Fact.

By: 

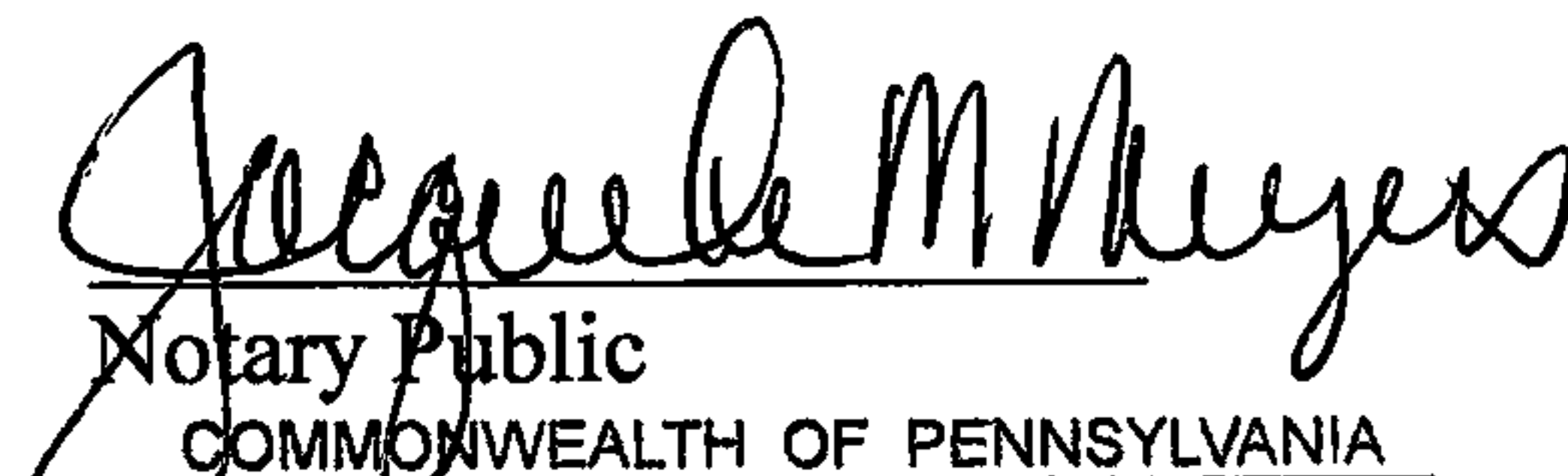
Print Name: John Powell

Its: AUP

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

STATE OF PA
COUNTY OF Allegheny

The foregoing instrument was acknowledged before me on June 13th, 2016 by John Powell 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
COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Jacqueline M. Meyers, Notary Public
North Fayette Twp., Allegheny County
My Commission Expires Dec. 5, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Real Estate Sales Validation Form

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

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Grantor's Name Federal Home Loan Mortgage Corporation

Grantee's Name JAMES E. REICH

Mailing Address 5000 Plano Parkway, Carrollton, TX 75010

Mailing Address 813 Mockernut Rd., Hoover, AL 35244

Property Address 200 BREEZEWAY DR., VINCENT, AL 35178-7669

Date of Sale

6/13/16

Total Purchase Price

30,000.00

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

Appraisal

Sales Contract

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.

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 6-13-16

Print

Unattested

(verified by)

Sign

John Powell

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/24/2016 02:34:33 PM
\$53.00 CHERRY
20160624000220130

John Powell