

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Gary Van Atta and Courtney Van Atta
115 Cherokee Street
Montevallo, AL 35115

STATUTORY WARRANTY DEED
Joint Tenants With Right of Survivorship

20160629000225830
06/29/2016 10:40:53 AM
DEEDS 1/4

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of the sum of **One Hundred Twenty Thousand And No/100 Dollars (\$120,000.00)** and other good and valuable consideration paid in hand by the GRANTEE herein to the undersigned GRANTOR, the receipt and sufficiency whereof is acknowledged

Federal Home Loan Mortgage Corporation

(herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto

Gary Van Atta and Courtney Van Atta

(herein referred to as GRANTEE, whether one or more) all of its right, title and interest in and to that certain real estate situate in **Shelby County, Alabama** to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Mineral and mining rights excepted. Subject to: current taxes conditions, covenants, easements, and restrictions of record.

\$108,000.00 of the consideration was paid from a mortgage loan. The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEE as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event of one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed and other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by Grantor.

IN WITNESS WHEREOF, the said GRANTOR by its Attorney-in-Fact who is authorized to execute this conveyance, hereto set his/her signature and seal, this the June 22, 2016.

FEDERAL HOME LOAN MORTGAGE CORPORATION

By: STEWART LENDER SERVICES, INC., as its attorney-in-fact

By: Amanda L. Jonas

Printed Name: Amanda L. Jonas

Authorized Signatory

STATE OF FL
COUNTY OF Hillsborough

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Amanda L. Jonas whose name as Authorized Signatory of Stewart Lender Services, Inc., as Attorney in Fact for 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 Amanda L. Jonas with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as Attorney-in-Fact as aforesaid.

Given under my hand and official seal on 22 day of June, 20 16.

Holly Susan Tomlin
Notary Public

My commission expires:



EXHIBIT "A"

Commence at the SE corner of Section 16, Township 22 South, Range 3 West, Shelby County, Alabama, and run thence Westerly along the south boundary of said Section 16, a distance of 2080.49 feet; thence at an angle of 88°58' to the right run a distance of 124.84 feet; thence at an angle of 48°20' to the right a distance of 105.0 feet to the SE corner of Horn lot; thence at an angle of 48°20', to the left run a distance of 380.0 feet to a point on the SE boundary of Highway 119; thence at an angle of 48°20' to the right and along the SE boundary of said highway a distance of 248.0 feet to a concrete marker on the boundary of said highway at the beginning of a deflection of 2°00' to the left in the boundary of said highway; being the point of beginning of the property herein described; thence at an angle of 88° to the right from previous course a distance of 200.00 feet; thence at an angle of 90° to the left a distance of 330.0 feet; thence at an angle of 90° to the left a distance of 200.0 feet to the SE boundary of said highway 119; thence run southwesterly along the SE boundary of said highway to the point of beginning. Said land being situated in the S ½ of the SE ¼ of section 16, Township 22 South, Range 3 West, Shelby County, Alabama.

Part of the S ½ of the SE ¼ of Section 16, Township 22 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: From the most northerly corner of Lot 16, First Addition to Indian Highlands, a map of which is recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 5, page 6, run in a northeasterly direction along a straight line extension of the NW line of said Lot 16 for a distance of 53.72 feet to the point of beginning; thence continue in a northeasterly direction along last mentioned course for a distance of 136.28 feet; thence turn an angle to the left of 90° and run in a northwesterly direction for a distance of 200.00 feet; thence turn an angle to the right of 89°05' and run in a northeasterly direction for a distance of 75.01 feet; thence turn an angle to the right of 90°55' and run in a southeasterly direction for a distance of 201.2 feet; thence turn an angle to the right of 15°38'50" and run in a southeasterly direction for a distance of 169.47 feet; thence turn an angle to the right of 75°25'17" and run in a southwesterly direction for a distance of 232.35 feet; thence turn an angle to the right of 120°30'53" and run in a northerly direction for a distance of 59.82 feet; thence turn an angle to the right of 14°30' and run in a northerly direction for a distance of 44.81 feet; thence turn an angle to the left of 43°45', and run in a northwesterly direction a distance of 76.88 feet, more or less, to the point of beginning.

A parcel of land situated in the SW ¼ of the SE ¼ of Section 16, Township 22 South, Range 3 West, described as follows: Begin at a point where the South boundary of Highway 119 intersects the North boundary of Cherokee Street and go Northeasterly 154.00 feet along the south boundary of Highway 119; thence at an angle of 90°00' to the right go 200.00 feet; thence at an angle of 90°00' to the right go 154.00 feet to the north boundary of Cherokee Street; thence along this boundary 200.00 feet to the point of beginning; situated in Montevallo, Shelby County, Alabama.

20160629000225830 06/29/2016 10:40:53 AM DEEDS 3/4

20160629000225830 06/29/2016 10:40:53 AM DEEDS 4/4

Grantor's Name Federal Home Loan Mortgage Corporation Grantee's Name Gary Van Atta and Courtney Van Atta

Mailing Address 115 Cherokee Street
Montevallo, AL 35115

Mailing Address 148 Winding Way
Mount Juliet, TN 37122

Property Address 115 Cherokee Street
Montevallo, AL 35115

Date of Sale June 28, 2016
Total Purchase Price \$120,000.00

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 - Federal Home Loan Mortgage Corporation, 115 Cherokee Street,
Montevallo, AL 35115.

Grantee's name and mailing address - Gary Van Atta and Courtney Van Atta, 148 Winding Way, Mount Juliet, TN
37122.

Property address - 115 Cherokee Street, Montevallo, AL 35115

Date of Sale - June 28, 2016.

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.

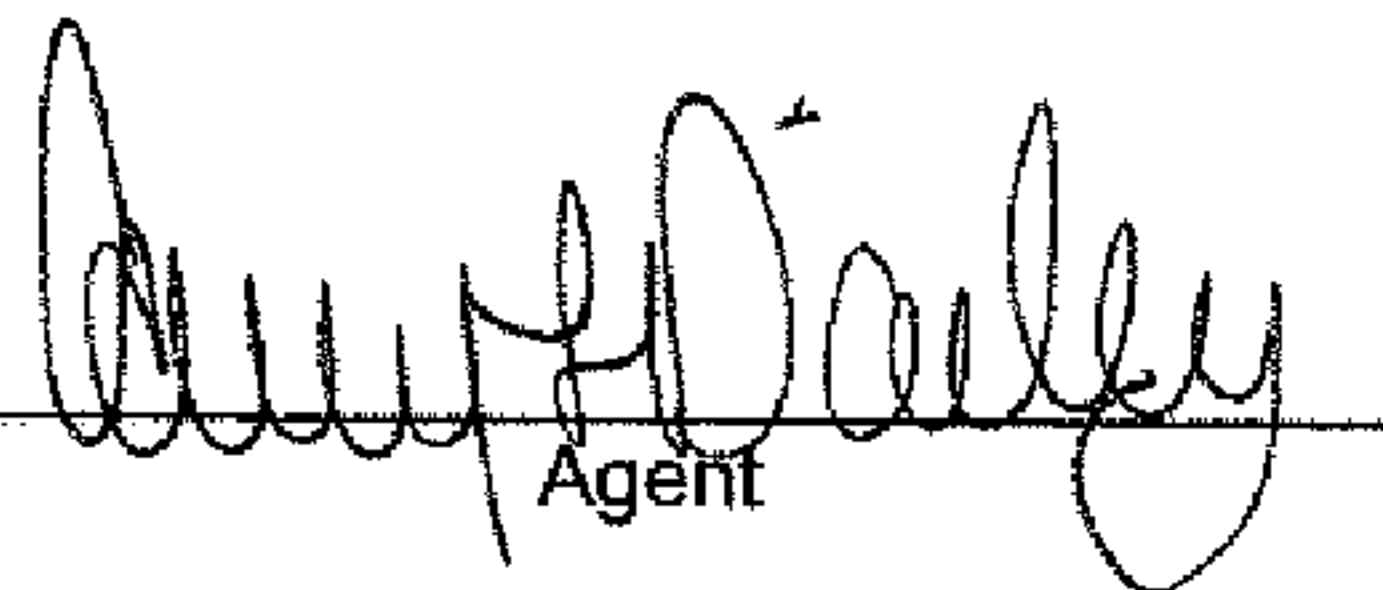
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being
conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed
appraiser or the assessor's current market value.

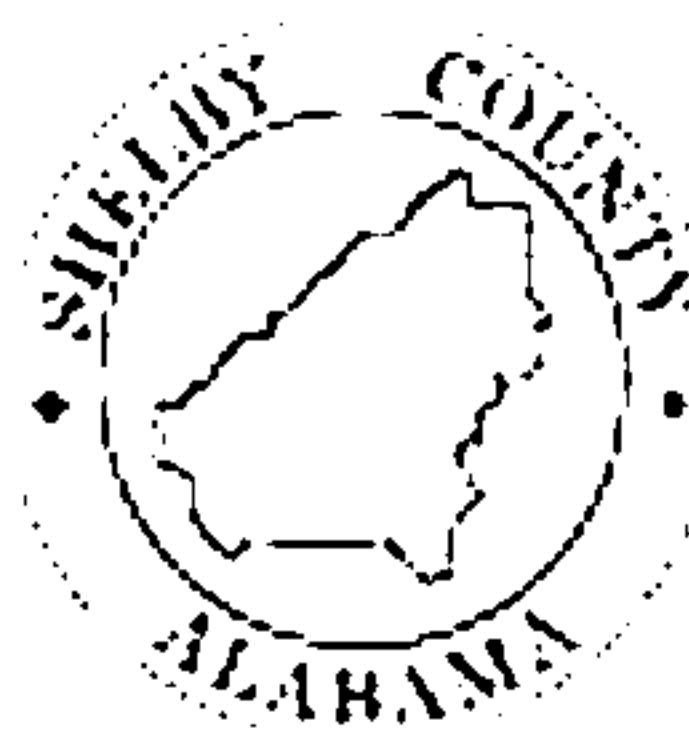
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding
current use valuation, of the property as determined by the local official charged with the responsibility of valuing
property for property tax purposes will be used and the taxpayer will be 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: June 28, 2016

Sign


Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/29/2016 10:40:53 AM
\$35.00 CHERRY
20160629000225830

