

20160721000255780
07/21/2016 01:19:57 PM
DEEDS 1/4

Commitment Number: 150292304
Seller's Loan Number: 1177556

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
26-2-03-0-001-031.000

SPECIAL WARRANTY DEED

Federal Home Loan Mortgage Corporation, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for \$41,500.00 (Forty One Thousand Five Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **SALVADOR AGUIRRE**, hereinafter grantee, whose tax mailing address is **7144 HIGHWAY 10, MONTEVALLO, AL 35115**, the following real property:

** Sign*

BEING KNOWN AND DESIGNATED AS: THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, TO-WIT: BEGIN AT A 3 INCH TAPPED PIPE KNOWN AS THE NORTHWEST CORNER OF THE NORTHEAST ¼ OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 4 WEST; THENCE RUN AN ASSUMED BEARING OF SOUTH 90 DEGREES 0 MINUTES 0 SECONDS EAST AND RUN 251.04 FEET TO A 1 INCH CRIMPED PIPE; THENCE SOUTH 0 DEGREES 7 MINUTES 12 SECONDS EAST AND RUN 300.00 FEET TO A 5/8 INCH CAPPED REBAR; THENCE NORTH 90 DEGREES 0 MINUTES 0 SECONDS WEST AND RUN 251.04 FEET TO A SPIKE; THENCE SOUTH 0 DEGREES 7 MINUTES 12 SECONDS EAST AND RUN 162.71 TO A 5/8 INCH CAPPED REBAR ON THE NORTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 10, SAID POINT BEING ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 9 DEGREES 44 MINUTES 43 SECONDS AND A RADIUS OF

679.06 FEET; THENCE ALONG THE CHORD OF SAID CURVE NORTH 35 DEGREES 36 MINUTES 29 SECONDS WEST AND RUN A CHORD DISTANCE OF 115.36 FEET TO A 5/8 INCH CAPPED REBAR AT THE END OF SAID CURVE; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 30 DEGREES 44 MINUTES 08 SECONDS WEST AND RUN 111.10 FEET TO A 5/8 INCH CAPPED REBAR AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 13 DEGREES 57 MINUTES 46 SECONDS AND A RADIUS OF 915.74 FEET; THENCE ALONG THE CHORD OF SAID CURVE NORTH 37 DEGREES 43 MINUTES 02 SECONDS WEST AND RUN A CHORD DISTANCE OF 222.61 FEET TO A 5/8 INCH CAPPED REBAR; THENCE NORTH 35 DEGREES 42 MINUTES 59 SECONDS EAST AND RUN 120.00 FEET TO A 5/8 INCH CAPPED REBAR ON THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 3; THENCE SOUTH 89 DEGREES 58 MINUTES 11 SECONDS EAST ALONG 1/4 -1/4 LINE AND RUN 189.11 FEET BACK TO THE POINT OF BEGINNING.

Property Address is: 7144 HIGHWAY 10, MONTEVALLO, AL 35115

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: 20151217000430650

Executed by the undersigned on July 12, 2016:

Federal Home Loan Mortgage Corporation

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

By: 

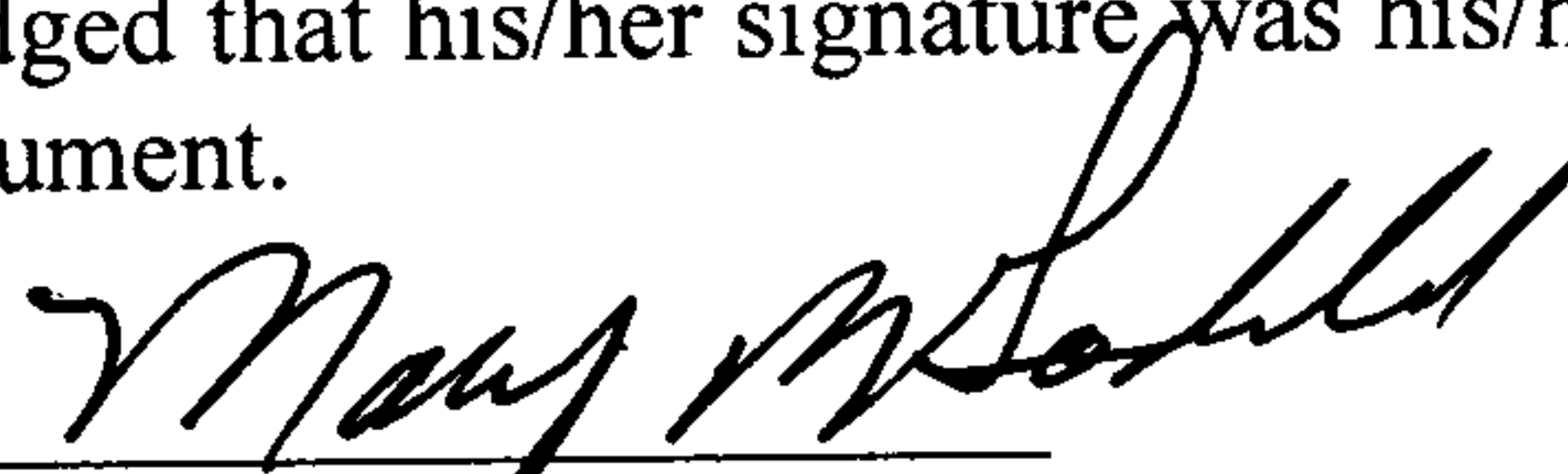
Print Name: John Powell

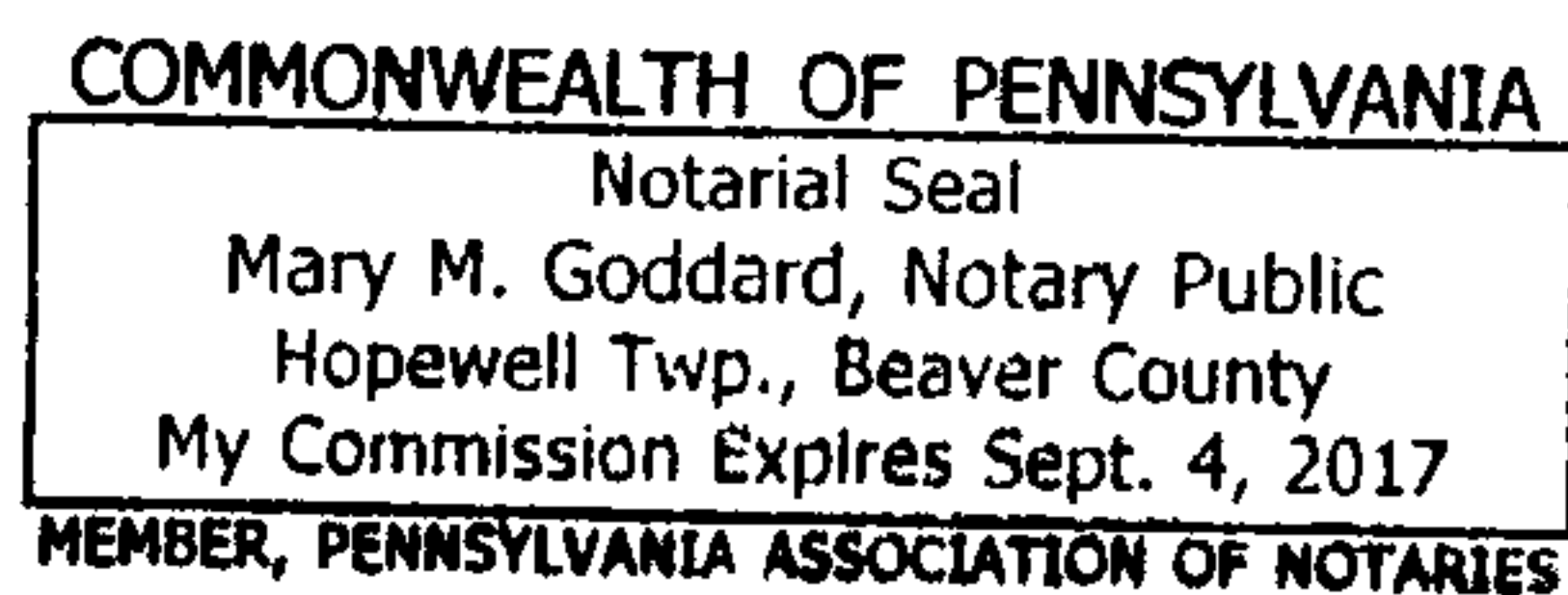
Its: AVP

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

STATE OF Pennsylvania
COUNTY OF Allegheny

The foregoing instrument was acknowledged before me on July 12, 2016 by John Powell ; AVP 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



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
Mailing Address 5000 Plano Parkway, Carrollton, Texas 75010

Grantee's Name SALVADOR AGUIRRE

Mailing Address 7144 HIGHWAY 10, MONTEVALLO, AL 35115

Property Address 7144 HIGHWAY 10, MONTEVALLO, AL 35115

Date of Sale

7/12/16

Total Purchase Price

41,500.00

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

7-12-16

Print

John Powell

Dustin Krashna

Sign

Unattested

(verified by)

(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
07/21/2016 01:19:57 PM
\$65.50 CHERRY
20160721000255780

[Signature]