

20160901000318580
09/01/2016 03:24:16 PM
DEEDS 1/4

Commitment Number: 3375697
Seller's Loan Number: 1169505

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
07-6-14-2-001-012.000

SPECIAL WARRANTY DEED

Federal Home Loan Mortgage Corporation, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for \$55,000.00 (Fifty Five Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **JENNCA LLC**, hereinafter grantee, whose tax mailing address is **80 HIGHLAND E, VINCENT, AL 35178**, the following real property:

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF SHELBY AND STATE OF ALABAMA BEING KNOWN AND DESIGNATED AS FOLLOWS: A ONE ACRE LOT LOCATED IN THE TOWN OF VINCENT, ALABAMA, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE WILLIE DEASON LOT, BEING THE LOT FORMERLY OWNED BY ONZELL FLOREY; THENCE RUN IN AN EASTERLY DIRECTION ALONG THE SOUTH LINE OF SAID DEASON LOT 323.2 FEET TO A POINT; THENCE RUN DUE SOUTH A DISTANCE 114.5 FEET TO A POINT; THENCE RUN DUE WEST 357.2 FEET TO A POINT ON THE NORTHEAST RIGHT-OF-WAY OF CEMETERY ROAD; THENCE RUN NORTHWEST ALONG RIGHT-OF-WAY OF CEMETERY ROAD 41.5 FEET TO THE INTERSECTION WITH THE RAILROAD PROPERTY; THENCE TURN AN ANGLE TO THE RIGHT AND RUN 98 FEET TO THE POINT OF BEGINNING AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: PART OF THE NW 1/4 OF

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SECTION 14, TOWNSHIP 19 SOUTH, RANGE 2 EAST, DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF SAID 1/4 SECTION AND RUN
WEST ALONG THE SOUTH LINE OF SAID 1/4 SECTION A DISTANCE OF 600
FEET, MORE OR LESS, TO THE NORTHEAST RIGHT OF WAY LINE OF THE
CENTRAL OF GEORGIA RAILROAD; THENCE RUN IN A NORTHWESTERLY
DIRECTION ALONG THE NORTHEAST LINE OF CENTRAL OF GEORGIA
RAILROAD A DISTANCE OF 1160 FEET TO A POINT; THENCE RUN IN A
NORTHEASTERLY DIRECTION, PERPENDICULAR TO SAID RAILROAD, 495
FEET TO A POINT ON THE HENRY B. FLOREY, JR. PROPERTY LINE; THENCE
TURN AN ANGLE OF 90 DEG. TO THE LEFT AND RUN IN A NORTHWESTERLY
DIRECTION 430 FEET TO A POINT ON THE WILLIE DEASON PROPERTY AS
SHOWN BY DEED RECORDED IN BOOK 264 PAGE 860 IN THE PROBATE OFFICE
OF SHELBY COUNTY, ALABAMA; THENCE RUN IN A WESTERLY DIRECTION
ALONG THE SOUTH LINE OF THE DEASON PROPERTY A DISTANCE OF 135
FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF THE SONJA
REYNOLDS WELLS AND PERRY CHARLES WELLS BY DEED BOOK 340 PAGE 520
AND THE POINT OF BEGINNING OF THE PROPERTY TO BE INSURED HEREIN;
THENCE RUN SOUTHERLY FOR A DISTANCE OF 114.5 FEET TO A POINT;
THENCE RUN WEST ALONG THE NORTH LINE OF THE HUBERT BEARDEN
PROPERTY AS DESCRIBED IN REEL BOOK 257 PAGE 481 FOR A DISTANCE OF
357.2 FEET TO A POINT ON A 20 FOOT UNNAMED RIGHT OF WAY; THENCE RUN
NORTHWESTERLY ALONG SAID RIGHT OF WAY FOR 41.5 FEET; THENCE RUN
NORTHEASTERLY 98 FEET TO A POINT ON THE SOUTHERLY LINE, IF
EXTENDED, OF THE ROBERT J. MALONE PROPERTY AS DESCRIBED IN DEED
BOOK 339 PAGE 747; THENCE RUN EASTERLY ALONG THE SOUTHERLY LINE
OF SAID ROBERT J. MALONE PROPERTY FOR 323.2 FEET, MORE OR LESS, TO
THE POINT OF BEGINNING.

Property Address is: 80 HIGHLAND E, VINCENT, AL 35178

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: **20150727000255650**

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Executed by the undersigned on 8-29-16, 2016:

Federal Home Loan Mortgage Corporation

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

By: [Signature]

Print Name: Sandra Holman

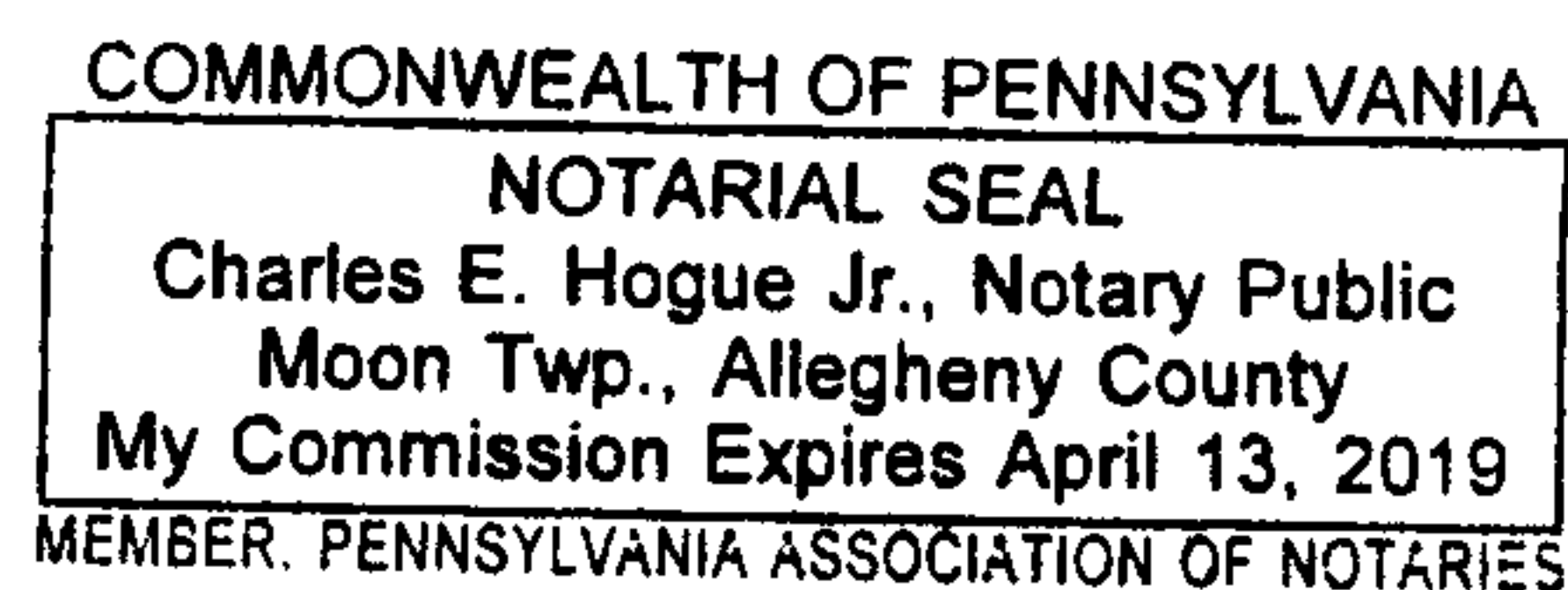
Its: AUP

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 8-29-16, 2016 by Sandra Holman 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 N/A 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.

[Signature]
Notary Public



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 Corp. Grantee's Name Jennca LLC
Mailing Address 5500 Plano Pkwy Mailing Address 80 Highland E.
Carrollton, TX 75010 Vincent, AL 35178

Property Address 80 Highland E. Date of Sale 08-29-2016
Vincent, AL 35178 Total Purchase Price \$ 55,000.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

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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 09-01-16

Print Alyssa Bresnay

Unattested

Sign

Alyssa Bresnay

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Print Form

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/01/2016 03:24:16 PM
\$25.00 CHERRY
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