

This instrument prepared by:  
Patrick F. Smith  
300 Office Park Drive, Suite 310  
Birmingham, AL 35223

DEEDS 1/3

SEND TAX NOTICE TO:  
Brandon Parker  
409 Oak Glen Lane  
Birmingham, AL 35244

STATUTORY WARRANTY DEED

STATE OF ALABAMA )

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of **One Hundred Sixteen Thousand And No/100 Dollars (\$116,000.00)** 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

**Brandon Parker**

(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:

Lot 47, according to the Map and Survey of Oak Glen First Sector, recorded in Map Book 9, Page 104, in the Office of the Judge of Probate of Shelby County, Alabama.  
\$150,000.00 is in the form of a mortgage executed and recorded simultaneously herewith.  
Mineral and mining rights excepted. Subject to: current taxes conditions, covenants, easements, and restrictions of record.

**TO HAVE AND TO HOLD** unto the said GRANTEE, her/his heirs and assigns, forever.

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 November 17, 2016.

FEDERAL HOME LOAN MORTGAGE CORPORATION

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

By: *Sammie Hale*

Printed Name: Sammie Hale

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 Sammie Hale 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 Authorized Signatory 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 17 day of November, 20 16.

  
Notary Public

My commission expires:



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	Grantee's Name	Brandon Parker
Mailing Address	409 Oak Glen Lane Birmingham, AL 35244	Mailing Address	<u>409 Oak Glen Lane</u> <u>Birmingham AL 35244</u>
Property Address	409 Oak Glen Lane Birmingham, AL 35244	Date of Sale	November 18, 2016
		Total Purchase Price	\$116,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input type="checkbox"/> 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 - Federal Home Loan Mortgage Corporation, 409 Oak Glen Lane, Birmingham, AL 35244.

Grantee's name and mailing address - Brandon Parker, , .

Property address - 409 Oak Glen Lane, Birmingham, AL 35244

Date of Sale - November 18, 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: November 18, 2016

Sign [Signature]  
Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
01/11/2017 11:42:24 AM  
\$22.00 DEBBIE  
20170111000011670

[Signature]