

This instrument prepared by:
Michael Galloway, Attorney
931 Sharitt Avenue, Suite 113
Gardendale, AL 35071

SEND TAX NOTICE TO:
Jennifer L. Caldwell
24104 Portobello Road
Birmingham, AL 35242

GENERAL WARRANTY DEED

20170403000111010
04/03/2017 11:58:19 AM
DEEDS 1/4

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Twenty-Seven Thousand Five Hundred And No/100 Dollars (\$227,500.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Federal Home Loan Mortgage Corporation, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Jennifer L. Caldwell (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

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

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

All outstanding rights of redemption in favor of all persons entitled to redeem the Land from that certain mortgage foreclosure sale evidenced by Foreclosure Deed dated 08/04/16, recorded 08/09/16 in Instrument #20160809000283430, in the Probate Office of Shelby County, Alabama, under and in accordance with the laws of the State of Alabama or the United States of America.

Subject to a third party mortgage in the amount of \$216,125.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on March 29, 2017.

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 *29* day of *March*, 20 *17*.

[Signature]
Notary Public
My commission expires:

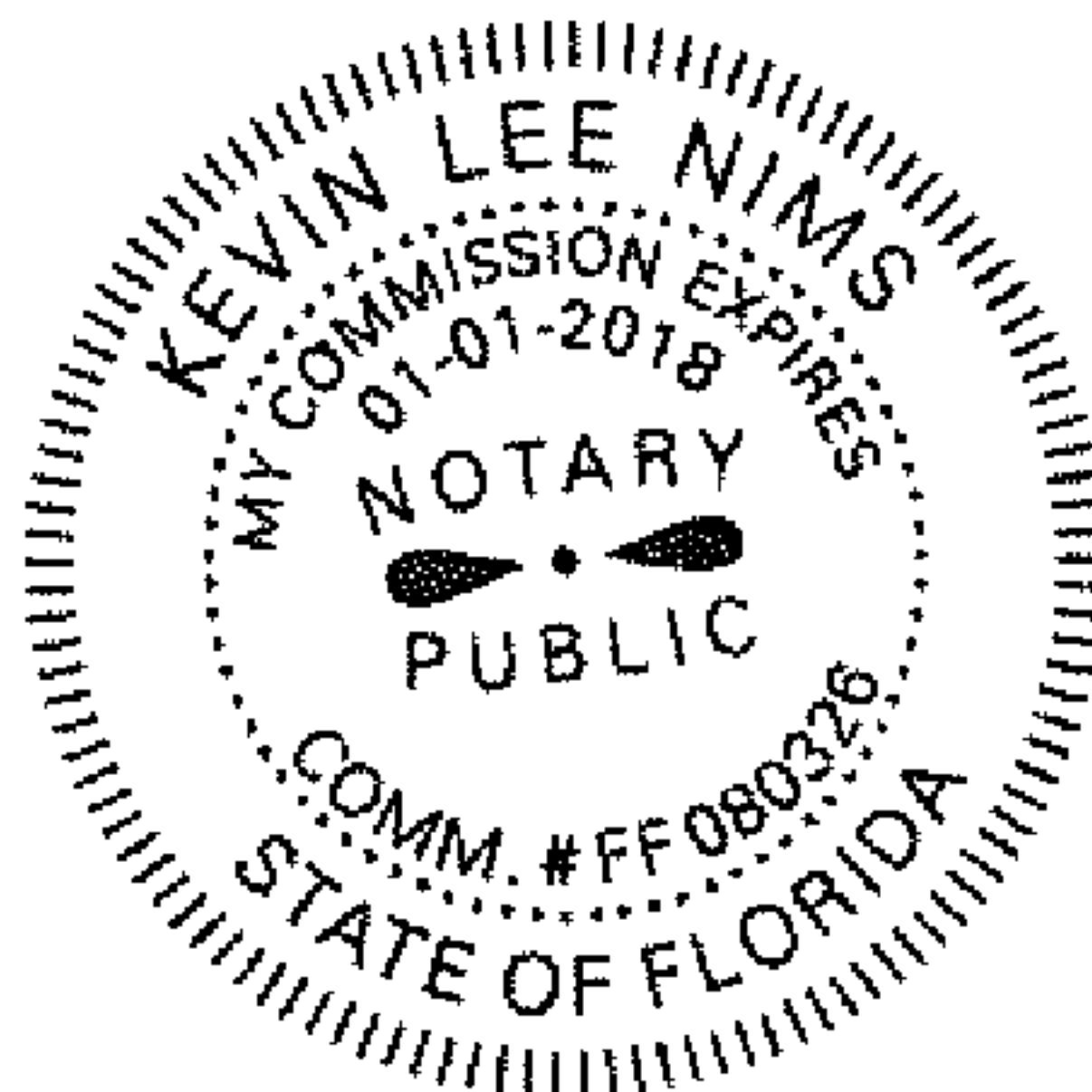


EXHIBIT "A"

Unit 104, Building 24, in Edenton, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Instrument #20070420000184480, in the Probate Office of Shelby County, Alabama, 1st Amendment recorded in Instrument #20070508000215560; 2nd Amendment recorded in Instrument #20070522000237580; 3rd Amendment recorded in Instrument #20070606000263790; 4th Amendment recorded in Instrument #20070626000297920; 5th Amendment recorded in Instrument #20070817000390000; 6th Amendment recorded in Instrument #20071214000565780; 7th Amendment recorded in Instrument #20080131000039690; 8th Amendment recorded in Instrument #20080411000148760; 9th Amendment recorded in Instrument #20080514000196360; 10th Amendment recorded in Instrument #20080814000326660; 11th amendment recorded in Instrument #20081223000473570; 12th Amendment recorded in Instrument #20090107000004030; 13th Amendment recorded in Instrument #20090107000004030; 14th Amendment recorded in Instrument #20090722000282160, and any amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "C" thereto, and as recorded in the Condominium Plat of Edenton, a Condominium, in Map Book 38, page 77, 1st Amended Condominium Plat of Edenton, a Condominium, as recorded in Map Book 39, page 4, 2nd Amended Condominium Plat of Edenton, a Condominium, as recorded in Map Book 39, page 79, 3rd Amendment Plat of Edenton, a Condominium as recorded in Map Book 39, page 137, 4th Amendment Condominium Plat of Edenton, a Condominium as recorded in Map Book 40, page 54 and any future amendments thereto, Articles of Incorporation of Edenton Residential Owners Association, Inc., as recorded in Instrument #20070425000639250, in the Office of the Judge of Probate of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of Edenton Residential Owners Association, Inc., are attached as Exhibit "B" thereto, together with an undivided interest in the Common Elements assigned to said Unit, by said Declaration of Condominium set out in Exhibit "D". Together with rights in and to that certain Non-Exclusive Roadway Easement as set out in Instrument 320051024000550530, in the Office of the Judge of Probate of Shelby County, Alabama.

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

20170403000111010 04/03/2017 11:58:19 AM DEEDS 4/4

Grantor's Name Federal Home Loan Mortgage Corporation

Grantee's Name Jennifer L. Caldwell

Mailing Address Asset No: 1191691, 24104
Portobello Road
Birmingham, AL 35242

Mailing Address _____

Property Address 24104 Portobello Road
Birmingham, AL 35242

Date of Sale March 27, 2017
Total Purchase Price \$227,500.00

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: _____

X 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, Asset No: 1191691, 24104
Portobello Road, Birmingham, AL 35242.

Grantee's name and mailing address - Jennifer L. Caldwell, , .

Property address - 24104 Portobello Road, Birmingham, AL 35242

Date of Sale - March 27, 2017.

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: March 27, 2017

Sign _____

Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/03/2017 11:58:19 AM
\$35.50 CHERRY
20170403000111010

[Signature]