


Prepared by:
Sady D. Mauldin, Esq.
MCCALLA RAYMER LEIBERT PIERCE, LLC
Two North Twentieth
2 20th Street North, Suite 1310
Birmingham, Alabama 35203
File Number: 958716 / Robinson

Send Property Tax Notice to:
Federal Home Loan Mortgage
Corporation (1410 Springs Hill
Road, McLean, VA 22102)

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY


20170420000135210 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
04/20/2017 01:23:40 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other valuable considerations to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, **Stearns Lending, LLC**, (hereinafter referred to as "GRANTOR"), does hereby grant, bargain, sell and convey unto **Federal Home Loan Mortgage Corporation** (1410 Springs Hill Road, McLean, VA 22102), (hereinafter referred to as "GRANTEE"), its successors and assigns, all right, title, interest and claim in or to the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 46, according to the Survey of Riverchase West Dividing Ridge, First Addition, as recorded in Map Book 7, Page 3, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the said property hereinabove described, together with all and singular the rights, members and appurtenances thereunto appertaining to the only proper use, benefit and behoof of the said Grantee, his successors and assigns, in FEE SIMPLE; and the said Grantor specially warrants the title to the said bargained property above described against the lawful claims of all persons claiming by, through and under the Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO ANY RIGHT OF REDEMPTION ARISING BY VIRTUE OF THE FORECLOSURE OF A MORTGAGE EVIDENCED BY THAT CERTAIN FORECLOSURE DEED DATED MARCH 1, 2017, RECORDED IN INSTRUMENT NO. 20170309000081070, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

IN WITNESS WHEREOF, Stearns Lending, LLC by LoanCare, LLC as attorney in fact under a limited power of attorney (Grantor), by SHANNA SIMMONS, its Assistant Secretary, who is authorized to execute this conveyance, has hereto set its signature and seal, on this 7th day of April, 2017.

Stearns Lending, LLC
by LoanCare, LLC as Attorney in Fact under a Limited Power of Attorney
By: Shanna Simmons
Name: **SHANNA SIMMONS**
Title: Assistant Secretary

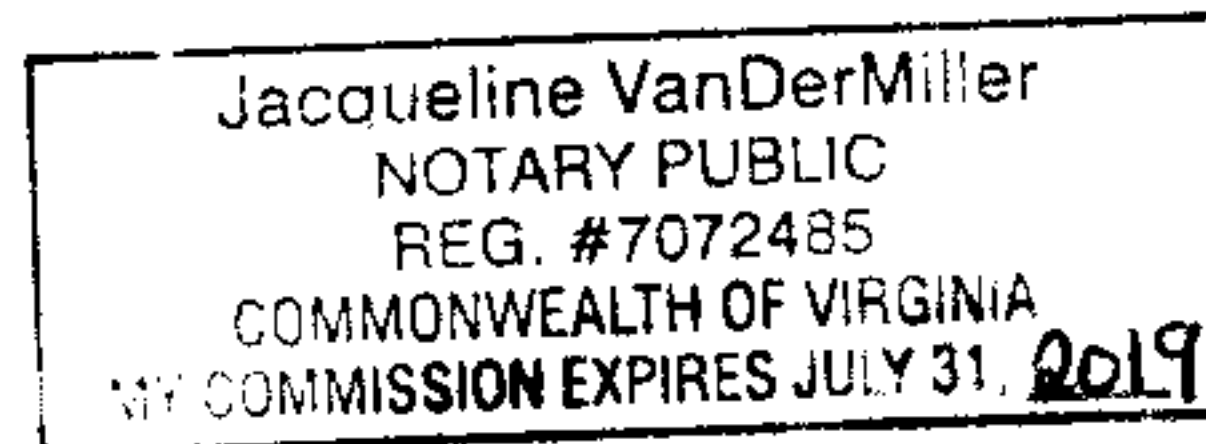
THE STATE OF Virginia
CITY OF Virginia Beach


I, the undersigned Notary Public, in and for said county, in said state hereby certify that **SHANNA SIMMONS** who is Assistant Secretary of LoanCare, LLC as attorney in fact under a limited power of attorney for Stearns Lending, LLC 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 as such officer with full authority, executed same voluntarily for and as the act of ASSISTANT SECRETARY

GIVEN UNDER MY HAND AND OFFICIAL SEAL this the 7th day of April, 2017.

Jacqueline VanDerMiller
NOTARY PUBLIC

My Commission expires: July 31, 2019




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

Grantor's Name Stearns Lending, LLC	Grantee's Name Federal Home Loan Mortgage Corporation
Mailing Address 8609 Westwood Center Drive MSC 81 Vienna, VA 22183-5000	Mailing Address 1410 Springs Hill Road, McLean, VA 22102
Property Address 2176 Bailey Brook Dr. Birmingham, AL 35244	Date of Sale February 16, 2017
	Total Purchase price \$115,688.00
	or
	Actual Value _____
	or
	Assessed 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 type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other FC Sale
<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 - 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 <u>April 7, 2017</u>	Print _____	Stearns Lending, LLC by LoanCare, LLC as Attorney in Fact under a Limited Power of Attorney
<input checked="" type="checkbox"/> Unattested	Sign _____	SHANNA SIMMONS
	(verified by) _____	(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

