

20170612000206640
06/12/2017 01:44:01 PM
DEEDS 1/3

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Margaret L. Barron
Daniel S. Barron

4448 S Shades Crest Rd
Helena, AL 35022

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Eighty Thousand Eight Hundred Fifty And 00/100 Dollars (\$180,850.00) to the undersigned, Federal Home Loan Mortgage Corporation, by Stewart Lender Services, Inc., as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Margaret L. Barron, and Daniel S. Barron, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Begin at the Northwest corner of Section 13, Township 20 South, Range 4 West, thence run East along the North line of said Section 281.00 feet; thence turn right an angle of 45 degrees 49 minutes and run 556.91 feet to the Northerly right of way of South Shades Crest Road; thence run right an angle of 91 degrees 06 minutes Southwesterly along a chord for a curve to the left along said right of way a distance of 94.35 feet to the P.C. of said curve; thence turn a deflection to the left of 2 degrees 29 minutes Southwesterly along the said Northerly right of way 107.16 feet; thence turn right 91 degrees 23 minutes and run Northwesterly 753.53 feet to the point of beginning: being situated in Shelby County, Alabama.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantees herein assume and agree to pay.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto recorded in Official Records Book 107, Page 412, of the Probate Records of Shelby County, Alabama.
4. Transmission Line Permit recorded in Official Records Book 109, Page 507, of the Probate Records of Shelby County, Alabama.
5. Lease from Alabama Power Company granted to Amoco Production Company recorded in Official Records Book 331, Page 612, of the Probate Records of Shelby County, Alabama.
6. Ordinance recorded in Official Records Instrument No. 20120305000075800, of the Probate Records of Shelby County, Alabama.
7. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument 20170316000089420, in the Probate Office of Shelby County, Alabama.

\$ 171,808.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

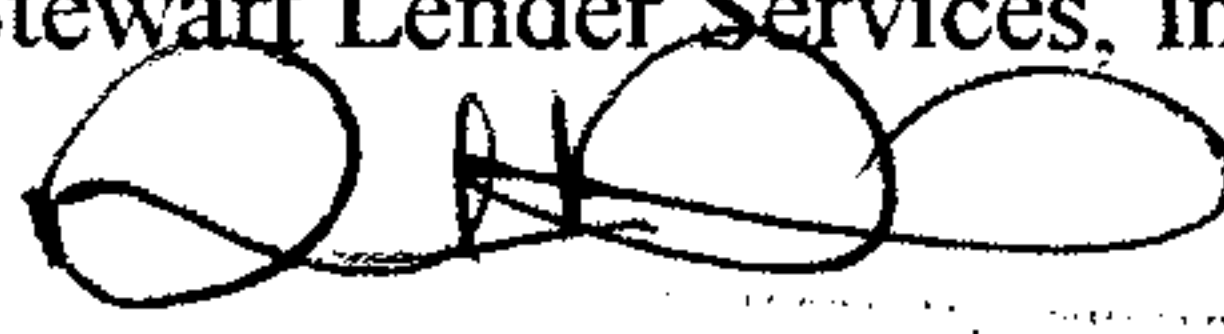
TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 31 day of May, 2017.

Federal Home Loan Mortgage Corporation

By Stewart Lender Services, Inc., as Attorney in Fact

By:




Its Robert Rhine

STATE OF FL

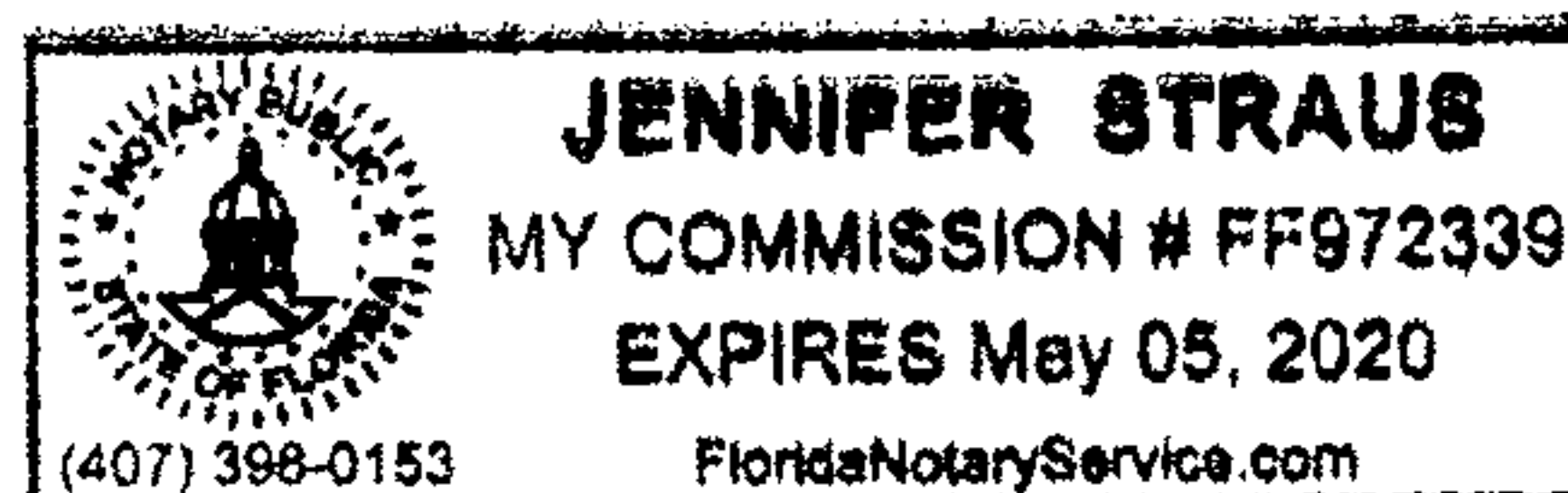
COUNTY OF Hillsborough

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert Rhine, 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 officer and 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, this the 31 day of May, 2017.


NOTARY PUBLIC Jennifer Straus
My Commission expires: 05/05/2020
AFFIX SEAL

2017-000251



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	Margaret L. Barron
Mailing Address	by Stewart Lender Services	Mailing Address	Daniel S. Barron
	5000 Plano Parkway		4448 S Shades Crest Road
	Carrollton, TX 75010		Helena, AL 35022
Property Address	4448 S Shades Crest Road	Date of Sale	June 12, 2017
	Helena, AL 35022	Total Purchase Price	\$ 180,850.00
		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 type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" 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 6/12/17

Print William H. Halbrooks

☐ Unattested

Sign [Signature]

(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
 06/12/2017 01:44:01 PM
 \$30.50 CHERRY
 20170612000206640

[Signature]