

20170707000241790

07/07/2017 10:47:07 AM

DEEDS 1/4

Commitment Number: 160038265

Seller's Loan Number: 1182370

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**  
**217264401002000**

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**SPECIAL WARRANTY DEED**

**Federal Home Loan Mortgage Corporation**, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for \$42,000.00 (Forty Two Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **Randall Clements** and **Susan Clements**, hereinafter grantees, whose tax mailing address is **201 Highway 47 S, Columbiana, AL 35051**, the following real property:

**THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN SHELBY COUNTY, ALABAMA, 201 HIGHWAY 47 S, COLUMBIANA, AL 35051, BUT IN THE EVENT OF A DISCREPANCY, THE LEGAL DESCRIPTION SHALL CONTROL TO-WIT:**

**COMMENCE AT THE NORTHEAST CORNER OF THE NE 1/4 OF SE 1/4 OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 1 WEST; THENCE RUN SOUTH ALONG THE EAST LINE OF SAID 1/4 - 1/4 SECTION A DISTANCE OF 302.14 FEET; THENCE TURN AN ANGLE OF 86 DEGREES 10 MINUTES RIGHT AND RUN A DISTANCE OF 62.38 FEET; THENCE TURN AN ANGLE OF 82 DEGREES 15 MINUTES RIGHT AND RUN A DISTANCE OF 100 FEET; THENCE TURN AN ANGLE OF 82 DEGREES 15 MINUTES LEFT AND RUN A DISTANCE OF 192.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE IN THE SAME DIRECTION A DISTANCE OF 107.13 FEET;**

THENCE TURN AN ANGLE OF 84 DEGREES 27 MINUTES RIGHT AND RUN A DISTANCE OF 175.00 FEET; THENCE TURN AN ANGLE OF 95 DEGREES 59 MINUTES 30 SECONDS TO THE RIGHT AND RUN A DISTANCE OF 135.44 FEET; THENCE TURN AN ANGLE OF 93 DEGREES 19 MINUTES 09 SECONDS TO THE RIGHT AND RUN A DISTANCE OF 173.51 FEET TO THE POINT OF BEGINNING. SITUATED IN THE NE 1/4 OF SE 1/4 OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 1 WEST, SITUATED IN THE TOWN OF COLUMBIANA, SHELBY COUNTY, ALABAMA. ACCORDING TO THE SURVEY OF FRANK W. WHEELER, AL. REG. L.S. 3385, DATED 12TH JANUARY, 1983.

BEING THE SAME PROPERTY AS CONVEYED FROM KEVIN CARTWRIGHT AND DEBORAH CARTWRIGHT, HUSBAND AND WIFE AND CITIMORTGAGE, INC. BY SOUTHERN TITLE SERVICES, INC. ITS AUCTIONEER AND ATTORNEY IN FACT TO FEDERAL HOME LOAN MORTGAGE CORPORATION IN DEED INSTRUMENT NO. 20160126000026150, DATED 01/26/2016, RECORDED 01/26/2016.

PARCEL ID: 217264401002000

Property Address is: 201 Highway 47 S, Columbiana, AL 35051

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 grantees forever.



Executed by the undersigned on 7-6-, 2017;

**Federal Home Loan Mortgage Corporation**

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

By: 

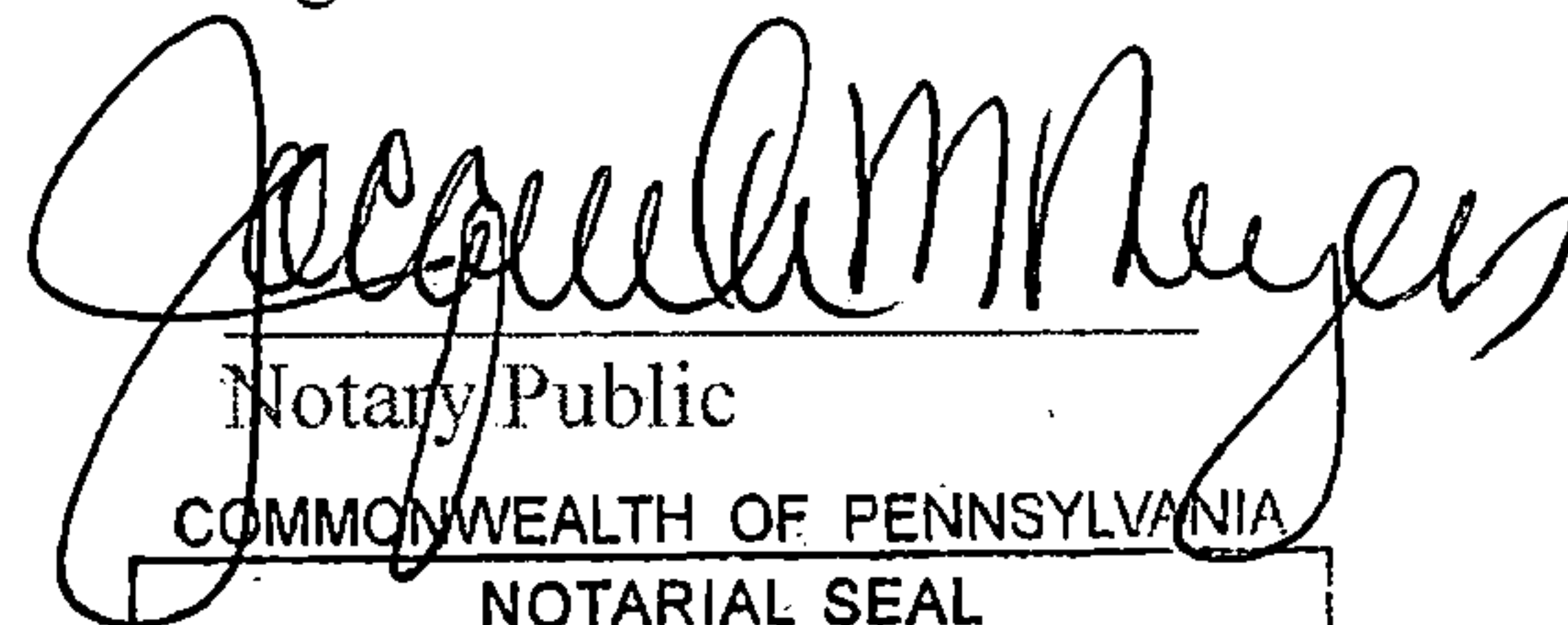
Print Name: Sandra Hickman

Its: AUP

A Power of Attorney relating to the above described property was recorded on 2/26/2006 at Document Number: Instrument #20080226000076640.

STATE OF PA  
COUNTY OF Allegheny

The foregoing instrument was acknowledged before me on 7-6-, 2017 by Sandra Hickman AUP 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 \_\_\_\_\_ 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.

  
Notary Public  
COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL  
Jacqueline M. Meyers, Notary Public  
North Fayette Twp., Allegheny County  
My Commission Expires Dec. 5, 2019  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

# 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  
Mailing Address 5000 Plano Parkway, Carrollton, Texas 75010

Grantee's Name Randall Clements and Susan Clements  
Mailing Address 201 Highway 47 S, Columbiana, AL 35051

Property Address 201 Highway 47 S, Columbiana, AL 35051

Date of Sale 7/6/17  
Total Purchase Price 42,000.00

or  
Actual Value \$

or  
Assessor's Market Value \$

20170707000241790 07/07/2017 10:47:07 AM DEEDS 4/4

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  
☐ Sales Contract  
☒ Closing Statement

☐ Appraisal  
☐ Other

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 7-6-17

Print Sandra Hickman

☒ Unattested  
(verified by)

Sign   
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/07/2017 10:47:07 AM  
\$66.00 CHERRY  
20170707000241790

Form RT-1