

20170801000275260
08/01/2017 08:33:31 AM
DEEDS 1/4

Commitment Number: 170128221
Seller's Loan Number: 1201876

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
58 13 7 25 2 003 052.000

SPECIAL WARRANTY DEED

Federal Home Loan Mortgage Corporation, whose mailing address is **5000 Plano Parkway, Carrollton, TX 75010**, hereinafter grantor, for \$157,000.00 (One Hundred Fifty Seven Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **Marlena M. Barginere**, hereinafter grantee, whose tax mailing address is **262 High Ridge Drive, Pelham, AL 35124**, the following real property:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF SHELBY AND STATE OF ALABAMA, BEING KNOWN AND DESCRIBED AS FOLLOWS: LOT 199, ACCORDING TO THE FINAL PLAT OF HIGH RIDGE VILLAGE, PHASE 7, AS RECORDED IN MAP BOOK 31, PAGE 39, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, PROVISIONS, COVENANTS, BUILDING SET-BACK LINES AND RIGHTS OF WAY RECORD. ID: 58137252003052000

Property Address is: 262 High Ridge Drive, Pelham, AL 35124

Prior instrument reference: **20170327000101060**

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.

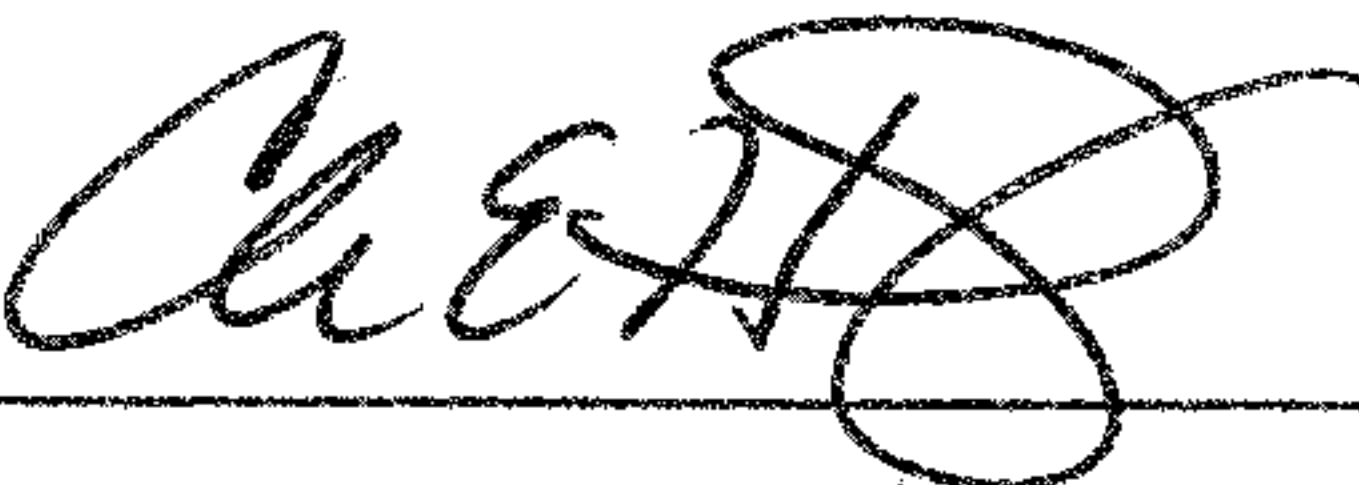
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

\$154,156.00 of the consideration recited herein was paid from the proceeds of a purchase money mortgage executed on even date herewith.

Executed by the undersigned on 6-29-, 2017:

Federal Home Loan Mortgage Corporation

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

By: 

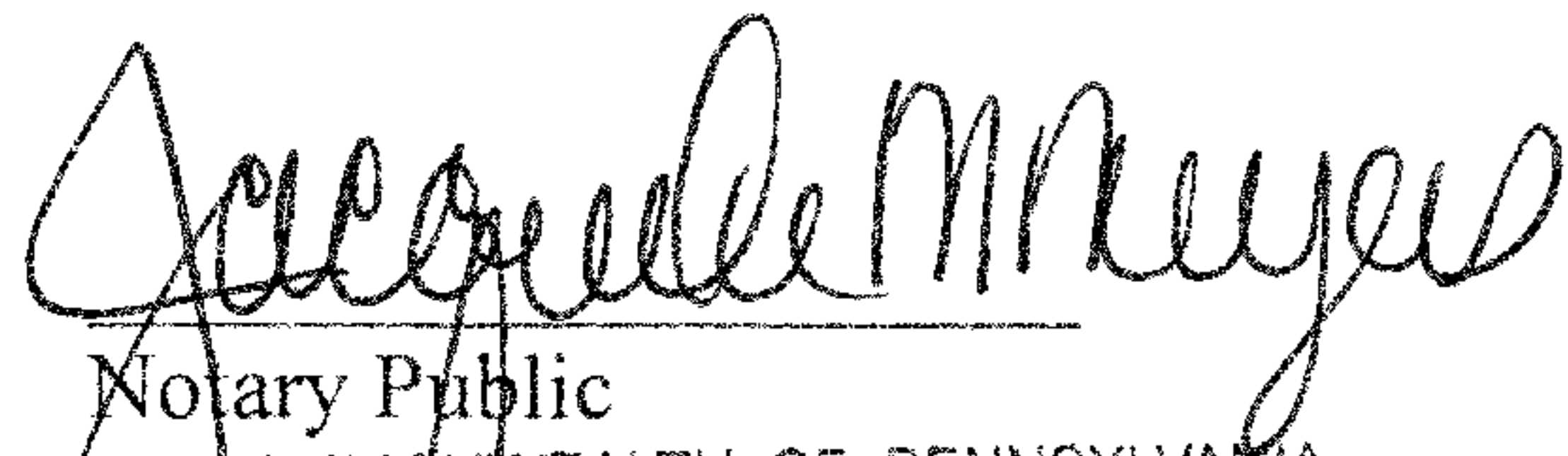
Print Name: Charles E. Hogue Jr.

Its: AVP

A Power of Attorney relating to the above described property was recorded on 2/26/2008 at Document Number: 20080226000076640.

STATE OF PA
COUNTY OF Allegheny

The foregoing instrument was acknowledged before me on June 29, 2017 by Charles E. Hogue Jr. AVP 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 N/A 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, TX 75010

Grantee's Name Marlena M. Barginere
 Mailing Address 262 High Ridge Drive, Pelham, AL 35124

Property Address 262 High Ridge Drive, Pelham, AL 35124

Date of Sale 1/28/17
 Total Purchase Price 157,000.00

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)

☒ 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).

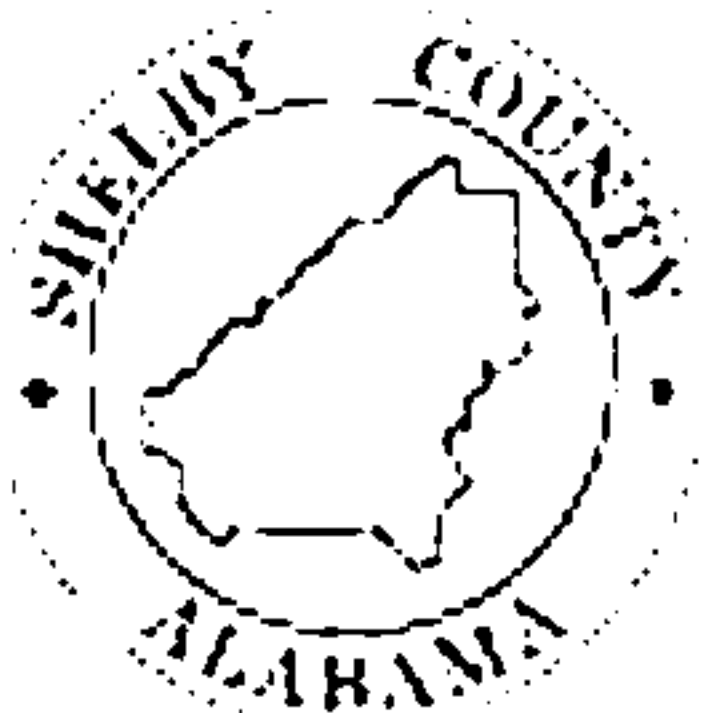
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 6-29-17

Print Charles E. Hogue Jr.

AVP

Unattested



Filed and Recorded
 Official Public Records (verified by)
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 08/01/2017 08:33:31 AM
 \$27.00 DEBBIE
 20170801000275260

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1