



20170811000292000 1/3 \$34.00  
Shelby Cnty Judge of Probate, AL  
08/11/2017 02:38:56 PM FILED/CERT

Prepared by:  
W. Brennan Rutledge, Esq.  
**McCalla Raymer Leibert Pierce, LLC**  
Closing Department  
Two North Twentieth Street, Suite 1310  
Birmingham, AL 35203

Send Property Tax Notice to:  
882 Highway 83  
Vincent, AL 35178

## SPECIAL WARRANTY DEED

**State of Alabama**  
**County of Shelby**

**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, **Federal Home Loan Mortgage Corporation** (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **Gary Lester Lackey and Glenda Jo Lackey** (hereinafter referred to as GRANTEE), his, her, or its heirs, transferees, 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:

A parcel of land situated in the Northwest Quarter of the Northwest Quarter of Section 21, Township 19 South, Range 2 East, more particularly described as follows: Commence at the Southwest corner of the Northwest Quarter of Northwest Quarter of Section 21, Township 19 South, Range 2 East, right North along the Section line; turn 55 degrees 15 minutes right and run a distance of 346.54 feet to the Northeasterly right of way of Highway No. 83 being the point of beginning; turn 00 degrees 32 minutes right and run a distance of 256.24 feet to a point; thence 90 degrees left and run for a distance of 170 feet to a point; thence 90 degrees left and run for a distance of 256.24 feet to a point on the Northeasterly right of way of road; thence left along road right of way 170 feet, more or less, to point of beginning.

TO HAVE AND TO HOLD, the aforegranted real estate to GRANTEE, his, her, or its heirs, transferees, and assigns FOREVER IN FEE SIMPLE.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except there are no liens or encumbrances outstanding against the premises conveyed herein, which were created or suffered by the undersigned and not specifically excepted herein.

**THIS CONVEYANCE IS MADE SUBJECT TO ANY RIGHT OF REDEMPTION ARISING BY VIRTUE OF THE FORECLOSURE OF A MORTGAGE EVIDENCED BY THE FORECLOSURE DEED FILED FOR RECORD 01/29/2016 IN INSTRUMENT NO. 20160129000029570, PROBATE COURT OF SHELBY COUNTY, ALABAMA.**

Shelby County, AL 08/11/2017  
State of Alabama  
Deed Tax: \$13.00

Property Address: 882 Highway 83, Vincent, AL  
35178  
File#: 961345

IN WITNESS WHEREOF, Federal Home Loan Mortgage Corporation, who is authorized to execute this conveyance, has hereto set its signature and seal, on this 2 day of August 2017.

Federal Home Loan Mortgage Corporation  
by Stewart Lender Services, Inc., as its attorney in  
fact

By:  (SEAL)  
Name:  
Title: **Robert Rhine**

Attested: \_\_\_\_\_ (SEAL)  
Name:  
Title:

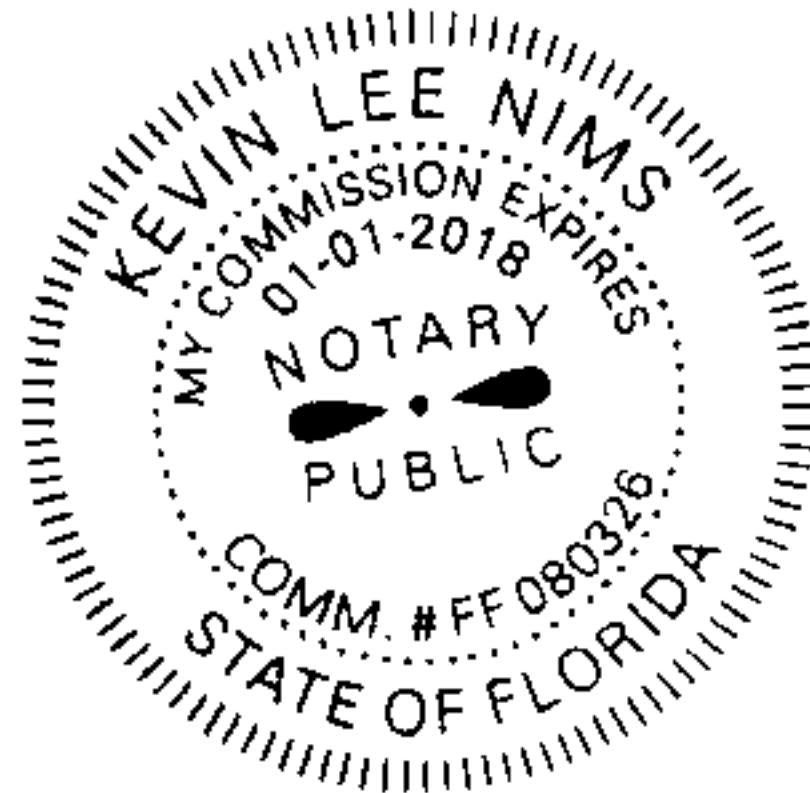
State of FL  
County of Hillsborough

I, \_\_\_\_\_ the undersigned authority, a Notary Public, in and for said county, in said state, hereby certify that **Robert Rhine** whose name as Authorized Signatory of Federal Home Loan Mortgage Corporation by Stewart Lender Services, Inc., as its attorney in fact, is signed to the foregoing conveyance, and who is known to me or has produced \_\_\_\_\_ as identification, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she as such officer with full authority, executed same voluntarily for and as the act of said corporation, acting in his/hers capacity as aforesaid on the day that bears the same date

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 2 day of August, 2017.

  
Notary Public

My Commission expires: \_\_\_\_\_



Witness the execution hereof by the  
Lender through its duly authorized  
Attorney-in-Fact, whose appointment  
was published in Deed Book East, # 20160309000072860  
Page Shelby County Alabama Records



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# 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	Grantee's Name	Gary Lester Lackey and Glenda Jo Lackey
Mailing Address	5000 Plano Pkwy Carrollton, TX 75010	Mailing Address	125 Oak Street Cropwell, AL 35054
Property Address	882 Highway 83 Vincent, AL 35178	Date of Sale	08/08/2017
		Total Purchase Price	\$12,900.00
		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 8/8/17  
Unattested

[Signature]  
(verified by)

Print GARY LESTER LACKEY  
Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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