



20171002000357470 1/2 \$21.00
Shelby Cnty Judge of Probate, AL
10/02/2017 11:50:35 AM FILED/CERT

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

Send Tax Notice to:
Dustin Headley

70 Pine Knoll Circle
Shelby, AL 35143

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Forty-Nine Thousand And 00/100 Dollars (\$149,000.00) 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 Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Dustin Headley, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3, according to the Survey of Bentley Addition to Shelby Shores, Sector II, as recorded in Map Book 13, Page 16 and Amended Map recorded in Map Book 14, Page 108, in the Probate Office of 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 Grantee herein assume and agree to pay.
3. Subject to all matters as set forth as shown on the plat as recorded in Plat Book 13, Page 16 and Book 14, Page 108
4. 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 No. 20170316000089430, in the Probate Office of Shelby County, Alabama.

\$ 146,301.00 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 Grantee, his/her heirs and assigns, forever.

Shelby County, AL 10/02/2017
State of Alabama
Deed Tax: \$3.00

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 19
day of ~~August~~, 2017.
September

Federal Home Loan Mortgage Corporation

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

By: 

Robert Rhine

Its _____

STATE OF FL


COUNTY OF Hillsborough



20171002000357470 2/2 \$21.00
Shelby Cnty Judge of Probate, AL
10/02/2017 11:50:35 AM FILED/CERT

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 19 day of ~~August~~, 2017.


NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2017-000273

