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

Send Tax Notice to: Philip Yance

3710 Old Overton Rd. Vestavia, AL 35223

## SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Sixty Thousand One Hundred And 00/100 Dollars (\$60,100.00) 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 Philip Yance, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 46, According to the Survey of Riverchase West Dividing Ridge, First Addition, as recorded in Map Book 7, Page 3, in the Probate Office of Shelby County, Alabama.

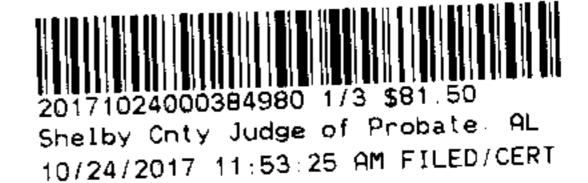
## Subject to:

- 1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
- 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 7, Page 3 of the Probate Records of Jefferson County, Alabama.
- 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 20170309000081070, in the Probate Office of Shelby County, Alabama.

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 10/24/2017 State of Alabama Deed Tax: \$60.50



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 3 day of October, 2017.

Federal Home Loan Mortgage Corporation By Stewart Lendor Services, Inc., as Attorney in Fact By: **Robert Rhine** Its STATE OF FL COUNTY OF HILLBOURS I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that , whose name as Authorized Sanctorn 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 \_\_\_\_\_\_ day of October, 2017. My Commission expires: **AFFIX SEAL** 

COMM. STATE OT

2017-000177

20171024000384980 2/3 \$81 50 Shelby Cnty Judge of Probate: AL 10/24/2017 11-53-25 AM FILED/CERT

## 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	Grantee's Name	Philip Yance
Mailing Address	Corporation 5000 Plano Parkway	Mailing Address	3710 Old Overton Rd
	Carroliton, TX 75010		Vestavia, AL 35223
Property Address	2176 Bailey Brook Drive	Date of Sale	10/20/2017
	Birmingham, AL 35244	Total Purchase Price or	\$60,100.00
		Actual Value or	<u>\$</u>
		Assessor's Market Value	\$
The purchase price or ac evidence is not required)		ied in the following documentary evidence: (	check one) (Recordation of documentary
Bill of Sale		Appraisal	
✓ Sales Contract		Other	· · · · · · · · · · · · · · · · · · ·
Closing Statement			
If the conveyance docum	ent presented for recordation contains all o	f the required information referenced above,	the filing of this form is not required.
	· · · · · · · · · · · · · · · · · · ·		- · · · · · · · · · · · · · · · · · · ·
		Instructions	
Crantar's name and mail	ing address – provide the name of the pers	on or persons conveying interest to property	and their current mailing address.
Orantor's name and man	ing address - provide the name of the pere	on of polocia conto, and and an area property	
	ting a state of the more	on ar nargana ta whom interact to property i	e haina canyeved
Grantee's name and mai	ling address – provide the name of the pers	son or persons to whom interest to property i	s being conveyed.
Property address – the p	hysical address of the property being conve	eyed, if available.	
Date of Sale – the date of	on which interest to the property was convey	yed.	
Total purchase price – th	e total amount paid for the purchase of the	property, both real and personal, being conv	veyed by the instrument offered for record.
		property, both real and personal, being conv	
This may be evidenced by	by an appraisal conducted by a licensed ap	praiser or the assessor's current market valu	e.
		nt estimate of fair market value, excluding cu uing property for property tax purposes will b	
	oama 1975 § 40-22-1 (h).	amig proporty to proporty tax parposes sim-	
•	_	contained in this document is true and accur	
statements claimed on the	his form may result in the imposition of the	penalty indicated in <u>Code of Alabama 1975</u> §	3 40-22-1 (h).
			> 11 D
Date <u>10/18/2017</u>	-	Print Sirote: T	ermoth
Unattested		Sign	
	(verified by)		Owner/Agent) circle one

Shelby Cnty Judge of Probate, AL 10/24/2017 11:53:25 AM FILED/CERT