

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.
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 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


20171024000384980 1/3 \$81.50
Shelby Cnty Judge of Probate, AL
10/24/2017 11:53:25 AM FILED/CERT

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 Lender Services, Inc., as Attorney in Fact

By: [Signature]

Its Robert Rhine

STATE OF FL

COUNTY OF Hillborough

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 3 day of October, 2017.

[Signature]
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

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 Corporation
 Mailing Address 5000 Plano Parkway
Carrollton, TX 75010
 Property Address 2176 Bailey Brook Drive
Birmingham, AL 35244

Grantee's Name Philip Yancey
 Mailing Address 3710 Old Overton Rd
Vestavia, AL 35223
 Date of Sale 10/20/2017
 Total Purchase Price \$60,100.00
 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 ☐ Appraisal
☒ Sales Contract ☐ Other _____
☐ Closing Statement

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 10/18/2017

☐ Unattested

 (verified by)

Print Sirote : Permyth R

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Settlement



20171024000384980 3/3 \$81.50
 Shelby Cnty Judge of Probate, AL
 10/24/2017 11:53:25 AM FILED/CERT

Form RT-1