

This Instrument Prepared By/Return To:

Jason B. Tingle, Esq.
244 Inverness Center Dr, Ste 200
Birmingham, Alabama 35242

Send Tax Notice To:

FHLMC
8200 Jones Branch Drive
McLean, VA 22102-3110

STATE OF ALABAMA
COUNTY OF SHELBY

)

) PREPARED WITHOUT THE BENEFIT OF A SURVEY

SPECIAL STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of \$111,540.00, and other good and valuable considerations, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged,

Specialized Loan Servicing LLC

Whose address is: 8742 Lucent Blvd., STE 300, Highlands Ranch, CO 80129

(herein referred to as "Grantor") grants, bargains, sells and conveys unto:

FEDERAL HOME LOAN MORTGAGE CORPORATION

Whose address is: 8200 Jones Branch Drive, McLean, VA 22102-3110

(herein referred to as "Grantee"), the following described real estate, situated in SHELBY COUNTY, ALABAMA, to-wit:

See Exhibit "A"

SUBJECT TO:

1. All assessments and taxes for the year 2017 and all subsequent years, which are not yet due and payable.
2. Right or claims of parties in possession and easements or claims of easements not shown by the public records, boundary line disputes, overlaps, encroachments, and any matters not of record which would be disclosed by an accurate survey and inspection of the land.
3. Taxes or special assessments which are not shown as existing liens by the public records.
4. Any lien or right to lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by public record.
5. Restrictions, covenants and easements of record.
6. Any inaccuracy in statement made as to the quantity of land contained within the boundaries of the land described in the legal description. (Exhibit A on the title commitment.)

TO HAVE AND TO HOLD unto the said Grantee, and his/her/its assigns forever.

SUBJECT TO STATUTORY RIGHT OF REDEMPTION, if any, of all parties lawfully entitled

thereto pursuant to the Code of Alabama (1975), and the amendments thereto.

PROPERTY SOLD AS IS and Grantor only warrants title from the time it obtained title until the date Grantor conveys its interest in the aforesaid property to the Grantee.

IN WITNESS WHEREOF, the said Grantor, by Mark McCloskey who is authorized to execute this conveyance, has hereto set its signature and seal, this the 19 day of Oct, 2017.

ATTEST:

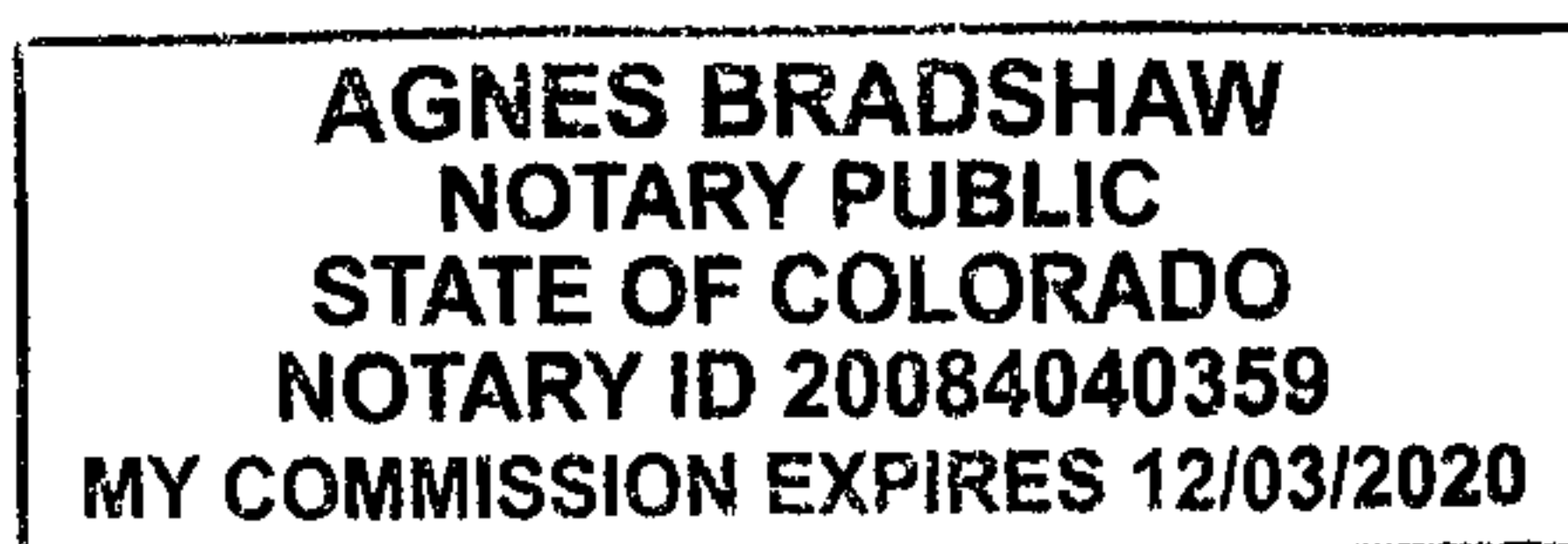
Ami McKernan *AMK* Specialized Loan Servicing LLC
Its: Second Assistant Vice President By: Mark McCloskey *MM*
Its: Assistant Vice President

STATE OF Colorado)
COUNTY OF Douglas)

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Mark McCloskey, whose name as Assistant Vice President of Specialized Loan Servicing LLC, 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 signor and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 19 day of October, 2017.

Notary Public: *Agnes Bradshaw*
My Commission Expires: 12/3/20



COLORADO NOTARIAL ACKNOWLEDGMENT

STATE OF COLORADO)

COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this OCT 19 2017 by
(Date)

Mark McCloskey Assistant Vice President Ami McKernan Second Assistant Vice President of
(Name, Title)

Specialized Loan Servicing LLC, a Delaware Limited Liability Company, on behalf of the LLC.

AGNES BRADSHAW
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20084040359
MY COMMISSION EXPIRES 12/03/2020

Agnes Bradshaw
Notary's Official Signature

12/3/20
Commission Expiration

Description of document this notarial certificate is being attached to:	
Type / Title of Document:	<i>Deed</i>
Date of Document:	OCT 19 2017
Number of Pages:	<i>2</i>
Additional Signers (other than those named in notarial certificate)	<i>1 Attest, 1 notary</i>

stutts

EXHIBIT "A"

Property address: 1994 Salem Rd, Montevallo, AL 35115

All that certain parcel of land situated in the W1/2 of the W1/2 of the NE1/4 and the E1/2 of the E1/2 of the NW1/4 of Section 9, Township 22 South, Range 3 West, County of Shelby, State of Alabama, bounded and described as follows:

Starting at the SW corner of the NE1/4 of said section, run North 0 deg. 15' West for 795.99 feet, along the West boundary of the NE1/4 of the said section to an iron pipe; thence run north 87 deg. 26' West for 132.65 feet to an iron pipe on the East right-of-way of Shelby County Highway No. 15; thence run North 6 deg. 14' East for 468.79 feet along the East right-of-way of Highway No. 15 to an iron pipe, the point of beginning; thence run South 58 deg. 56' East for 868.54 feet to an iron pipe on the East boundary of the W1/2 of the W1/2 of the NE1/4 of said section; thence run South 0 deg. 07' West for 286.84 feet along the said East boundary to an iron pipe; thence run North 58 deg. 56' West for 902.22 feet to an iron pipe on the East right of way of Highway No. 15; thence run North 6 deg. 14' for 271.06 feet back to the point of beginning; being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/25/2017 01:06:22 PM
\$25.00 CHERRY
20171025000387400

A handwritten signature in black ink, likely of the Probate Judge, James W. Fuhrmeister.