

20180130000031550  
01/30/2018 01:48:05 PM  
DEEDS 1/4

Commitment Number: 170099999  
Seller's Loan Number: 852931042

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:

ServiceLink, LLC

1400 Cherrington Parkway

Moon Township, PA 15108

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**22-8-34-1-006-024.000**

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**SPECIAL/LIMITED WARRANTY DEED**

**FEDERAL HOME LOAN MORTGAGE CORPORATION**, whose mailing address is **5000 Plano Parkway, Carrollton, TX 75010**, hereinafter grantor, for \$173,000.00 (One Hundred Seventy Three Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **DAVID WADE**, hereinafter grantee, whose tax mailing address is **3579 Burntleaf Lane, Hoover, AL 35226**, the following real property:

**THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA IN DEED DOCUMENT NUMBER 20070831000412790 AND IS DESCRIBED AS FOLLOWS: LOT 989 ACCORDING TO THE FINAL PLAT OF WATERFORD HIGHLANDS SECTOR 4 PHASE 2 AS RECORDED IN MAP BOOK 36 PAGE 15 A AND B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. TAX ID: 22-8-34-1-006-024.000**

**Property Address is: 3033 HIGHVIEW LANE, CALERA, AL 35040**

**Being the same property conveyed to Grantor in Warranty Deed from Siwell Inc. DBA Capital Mortgage Services of Texas, recorded as Instrument #: 20170519000174210.**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on Dec 5, 2017:

**Federal Home Loan Mortgage Corporation**

**By: ServiceLink, a Division of Chicago Title Insurance Company, its Attorney in Fact.**

By: 


Print Name: Charles E. Hogue Jr.

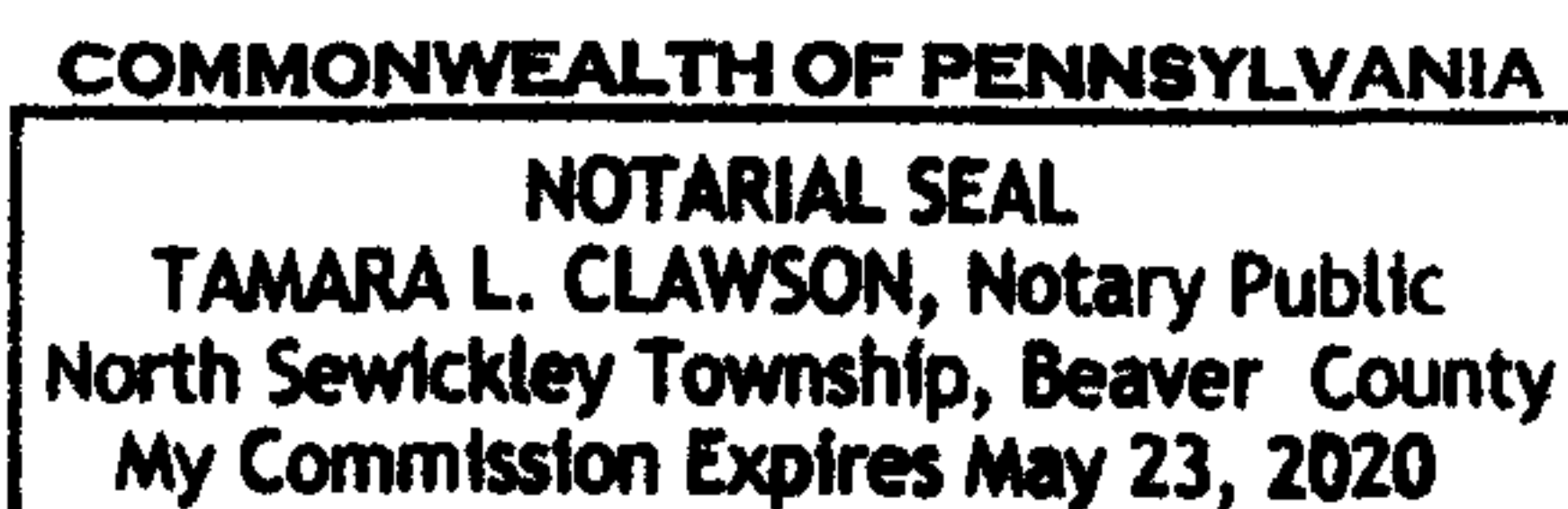
Its: ASSISTANT VICE PRESIDENT

A Power of Attorney relating to the above described property was recorded on 2/26/2008 at Document Number: Instr#20080226000076640.

STATE OF Pennsylvania  
COUNTY OF Allegheny

The foregoing instrument was acknowledged before me on Dec 5, 2017 by Charles E. Hogue Jr. AVP of ServiceLink, a Division of Chicago Title Insurance Company on behalf of Federal Home Loan Mortgage Corporation as its Attorney in Fact, who is personally known to me or has produced N/A as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

  
Notary Public



# 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

Grantee's Name DAVID WADE  
Mailing Address 3579 Burntleaf Lane, Hoover,  
AL 35226

Property Address 3033 HIGHVIEW LANE, Calera,  
AL 35040

Date of Sale 12.5.17  
Total Purchase Price 173,000.00

or  
Actual Value \$

or  
Assessor's Market Value \$

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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 1.29.18

Unattested

(verified by)

Print

Sign

Alyssa Bresnaw

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
01/30/2018 01:48:05 PM  
\$197.00 CHERRY  
20180130000031550