

-Above this line reserved for official use only-

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR and in CONSIDERATION OF **Sixty-Thousand and 00/100 DOLLARS (\$60,000.00)** and other valuable consideration, the receipt whereof and sufficiency of which is hereby acknowledged, the undersigned **FEDERAL HOME LOAN MORTGAGE CORPORATION**, whose mailing address is 5000 Plano Parkway, Carrollton , TX 75010 (hereinafter referred to as the "Grantor") does hereby grant, bargain, sell, and convey unto and convey unto **JESUS BAUTISTA CARRANZA AND YERANIA HERRERA HERRERA, HUSBAND AND WIFE**, whose mailing address is 185 County Road 1016, Montevallo , AL 35115 (hereinafter referred to as the "Grantee") the following described real estate situated in the County of SHELBY, State of Alabama.

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.

Prior instrument reference: Document No. **20171025000387400**, recorded on **10/25/2017** of the Public Records of the District Recorder of **SHELBY County**, State of Alabama.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

Executed on this June 4, 2018 ⁽⁶⁾
[Execution Date].

FEDERAL HOME LOAN MORTGAGE CORPORATION Stewart Lender
Services, Inc. as attorney-in-fact

By: [Signature] [Signers Name]

Melissa J. Nunley

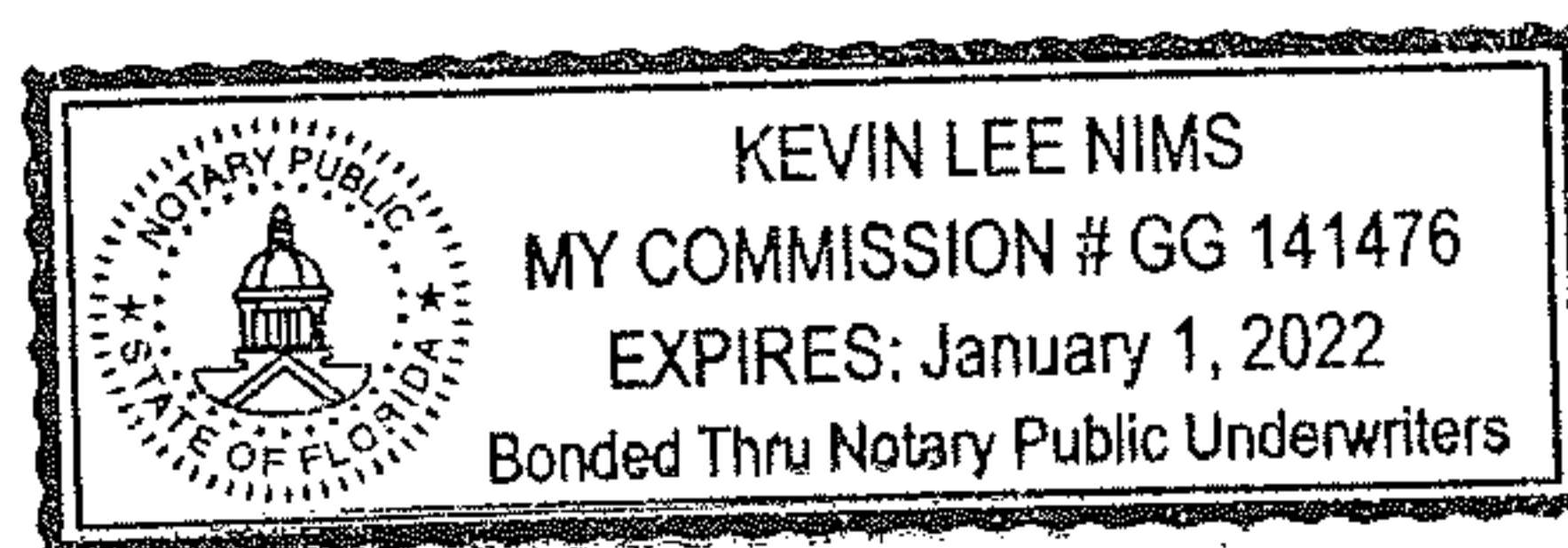
Its: Authorized Signer [Signers Title]

State of FL
County of Hillsborough

I, Kevin Lee Nims, a Notary Public in and for the County
in said State (or for said State at large), hereby certify that Melissa J. Nunley,
whose name as Auth Signatory (title) of **FEDERAL HOME LOAN MORTGAGE
CORPORATION Stewart Lender Services, Inc. as attorney-in-fact**, a corporation, is signed
to the foregoing special warranty deed, and who is known to me, acknowledged before
me on this day that, being informed of the contents of the above and foregoing special warranty
deed, he/she, as such officer and with full authority, executed same
voluntarily for and as the act of said corporation on the same day bears date.

Given under my hand (and official seal of office) this 4 day of June
2018.

[Signature]
Notary Public
My commission expires: 1-1-22



PREPARED BY:
LYNN BYRD
PO BOX 44
MONROEVILLE, AL 36461

Send future tax bills to:
JESUS BAUTISTA CARRANZA AND YERANIA HERRERA HERRERA,
185 COUNTY ROAD 1016
MONTEVALLO, AL 35115

20180629000232110 06/29/2018 08:21:10 AM DEEDS 3/3
Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	<u>Federal Home Loan Mortgage</u>	Grantee's Name	<u>Jesus Bautista Carranza</u>
Mailing Address	<u>5000 Plano Parkway</u> <u>Dallas, TX 75010</u>	Mailing Address	<u>Yerania Herrera Herrera</u> <u>185 Country Road 1016</u> <u>Montevallo, AL 35115</u>
Property Address	<u>1994 Salem Road</u> <u>Montevallo, AL 35115</u> <u>27-2-09-0-000-008.002</u>	Date of Sale	<u>06/4/2018</u>
		Total Purchase Price	<u>\$ 60,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 6/13/2018

Print Lataya Carraway

Unattested

Sign

Lataya Carraway
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/29/2018 08:21:10 AM
\$81.00 CHERRY
20180629000232110

(verified by)

James W. Fuhrmeister

Form RT-1