

20180830000312980
08/30/2018 01:06:14 PM
DEEDS 1/4

Commitment Number: 180214927
Seller's Loan Number: 457402342

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
28 5 16 3 002 038.000

SPECIAL/LIMITED WARRANTY DEED

FEDERAL HOME LOAN MORTGAGE CORPORATION, whose mailing address is **5000 Plano Parkway, Carrollton, TX 75010**, hereinafter grantor, for \$24,700.00 (Twenty Four Thousand Seven Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **JUAN LANDAVERDE**, hereinafter grantee, whose tax mailing address is **455 16th Street, Calera, AL 35040**, the following real property:

LOTS 13 AND 14, IN BLOCK 78, ACCORDING TO DUNSTAN'S SURVEY OF THE TOWN OF CALERA, ALABAMA, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA. TAX ID: 28 5 16 3 002 038.000.

Property Address is: 455 16TH STREET, CALERA, AL 35040

Being the same property transferred in the Foreclosure Deed recorded on 05/08/2018 as Instrument No. 20180508000156300.

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.

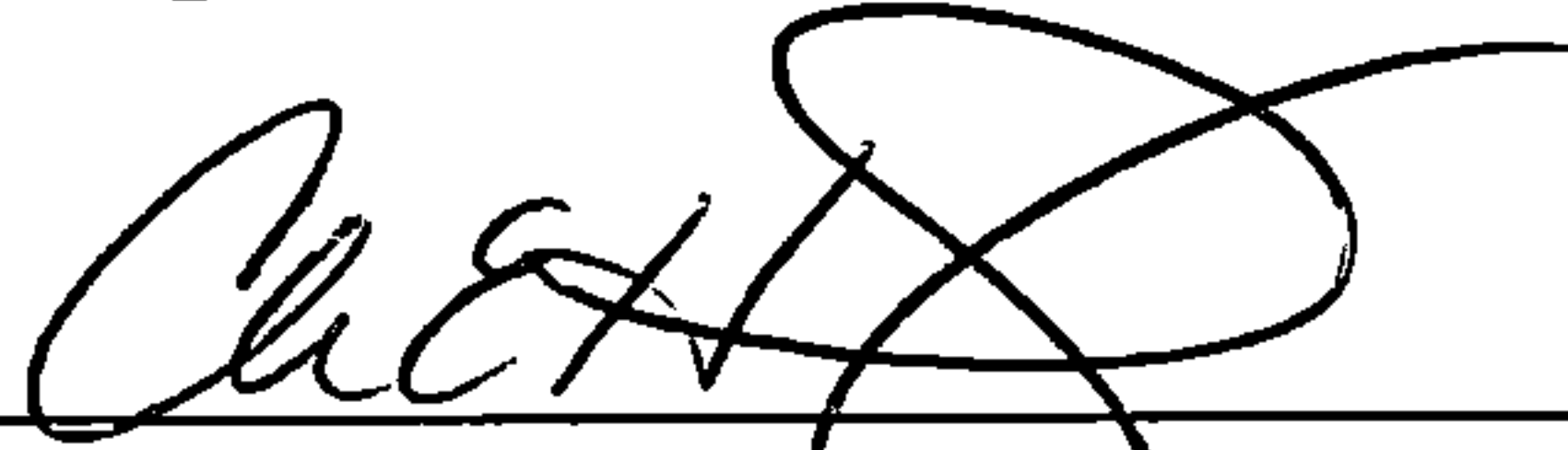
The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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 August 14th, 2018:

Federal Home Loan Mortgage Corporation

By: Chicago Title Insurance Company, its Attorney in Fact.

By: 

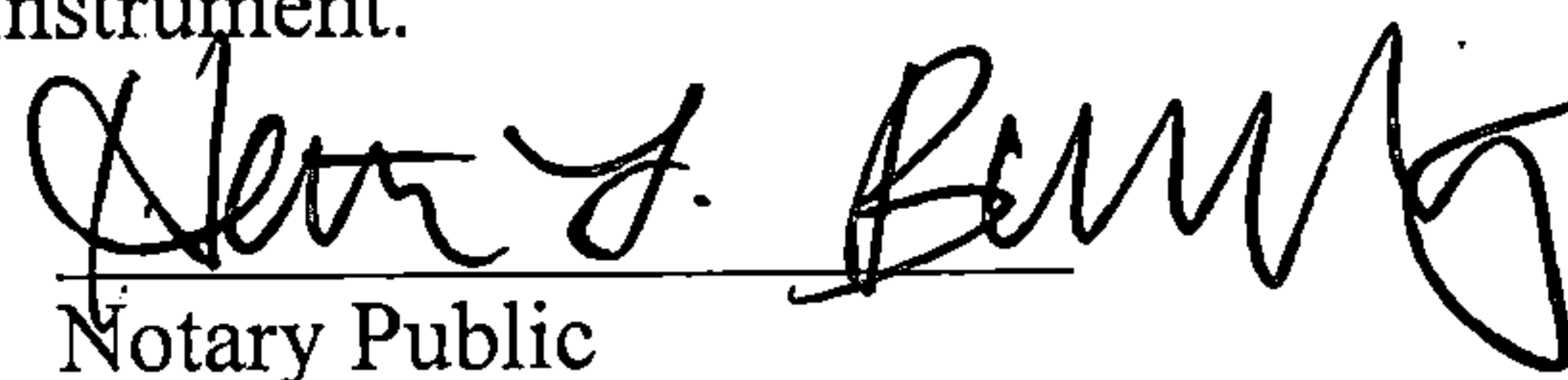
Print Name: Charles E. Hogue Jr.

Its: ASSISTANT VICE PRESIDENT

A Power of Attorney relating to the above described property was recorded on 2/26/2008 at Document Number: 0080226000076640.

STATE OF Pennsylvania
COUNTY OF Allegheny

The foregoing instrument was acknowledged before me on August 14th, 2018 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 NIA 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

Commonwealth of Pennsylvania - Notary Seal
Heather L. Burroughs, Notary Public
Allegheny County
My commission expires March 13, 2022
Commission number 1328277
Member, Pennsylvania Association of Notaries

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 JUAN LANDAVERDE
Mailing Address 455 16th Street, Calera, AL
35040

Property Address 455 16TH STREET, CALERA, AL
35040

Date of Sale 08-14-2018
Total Purchase Price 24,700.00
or
Actual Value \$
or
Assessor's Market Value \$ ~~08-14-2018~~

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 8/30/2018

Unattested

[Signature]
(verified by)

Print Charles E. Hogue Jr.

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County, Alabama, County
Clerk
Shelby County, AL
08/30/2018 01:06:14 PM
\$25.00 - CHERRY
20180830000312980

Allen S. Byrd