

20180907000321310
09/07/2018 09:14:29 AM
DEEDS 1/3

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STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR and in CONSIDERATION OF ONE HUNDRED THIRTY FIVE THOUSAND AND 00/100 **DOLLARS (\$135,000.00)** and other valuable consideration, the receipt whereof and sufficiency of which is hereby acknowledged, the undersigned **FEDERAL HOME LOAN MORTGAGE CORPORATION**, whose mailing address 5000 PLANO PARKWAY, CARROLLTON, TX 75010 (hereinafter referred to as the "Grantor") does hereby grant, bargain, sell, and convey unto and convey unto **LIVE TO LOVE PROPERTIES LLC**, whose mailing address 1328 Whirlaway Circle, Helena, AL 35080 (hereinafter referred to as the "Grantee") the following described real estate situated in the County of SHELBY, State of Alabama.

LOT 66, ACCORDING TO SURVEY OF DAVENTRY SECTOR, 11 AS RECORDED MAP BOOK 26, PAGE 4, IN THE PROBATE OFFICE SHELBY COUNTY, ALABAMA.

Prior instrument reference: **Document No. 20171228000461360** 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 [Execution Date].

**FEDERAL HOME LOAN MORTGAGE
CORPORATION, BY STEWART LENDER
SERVICES, INC., AS ATTORNEY IN FACT**

By: Amanda L. Jonas [Signers Name]
Amanda L. Jonas
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 Amanda L. Jonas, whose name as Authorized Signer (title) of **FEDERAL HOME LOAN MORTGAGE CORPORATION, BY STEWART LENDER SERVICES, INC., AS ATTORNEY IN FACT** a corporation, is signed to the foregoing _____, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing _____, 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 4th day of September, 2018.

Kevin Lee Nims
Notary Public

My commission expires: 1-1-2022



PREPARED BY:

LYNN BYRD, AL Bar No. ASB6789D6OL
O/B/O BC LAW FIRM, P.A.
PO BOX 44
MONROEVILLE, AL 36461

Send future tax bills to:

LIVE TO LOVE PROPERTIES LLC
1328 WHIRLAWAY CIR
CLEHELENA, AL 35080

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 Mts. Corp.
 Mailing Address 5000 Plano Pkwy
Correllton, TX 75010

Grantee's Name Live to Love Properties LLC
 Mailing Address 1328 Whirlaway Cir.
Helena, AL 35080

Property Address 416 Darenty Cir.
Calera, AL 35040

Date of Sale 09/05/18
 Total Purchase Price \$ 135,000.00

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).

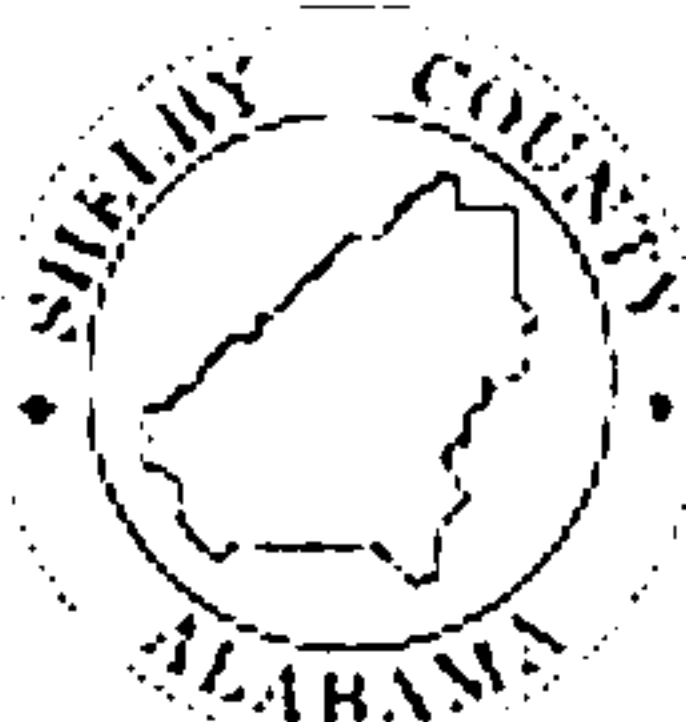
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 09/04/18

Print

FEDERAL HOME LOAN MORTGAGE CORPORATION
 by STEWART LENDER SERVICES, INC.,
 as its attorney-in-fact

BY:



led

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County Clerk
 Clerk
 Shelby County, Alabama (verified by)
 09/07/2018 09:14:29 AM
 \$156.00 DEBBIE
 20180907000321310

Sign

Robert Rhine
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Allen S. Bayl