

20181127000414200  
11/27/2018 10:18:11 AM  
DEEDS 1/4

H0V1800581

Commitment Number: 180210669  
Seller's Loan Number: 492812977

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**  
**26 1 02 0 001 021.000**

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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 \$35,000.00 (Thirty Five Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **BAYRON J. AGUIRRE CARCAMO**, hereinafter grantee, whose tax mailing address is **30 Springbrook Lane, Montevallo, AL 35115**, the following real property:

**Part of the Southeast Quarter of the Northeast Quarter of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama and being more particularly described as follows: As the Point of Beginning, start at a 2 inch iron pipe found and being accepted as the northeast corner of said Quarter, Quarter; thence run westwardly and along the north line of said Quarter, Quarter 113.55 feet to a 1/2 inch capped rebar set in the curving centerline of Springbrook Lane, said curve being a curve to the left and having a radius of 178.99 feet, a delta angle of 19 degrees, 01 minutes, 41 seconds, and an arc distance of 59.44 feet; thence with an interior angle right to the chord of 105 degrees, 23 minutes, 41 seconds, run southwestwardly for a chord distance of 59.17 feet to a 1/2 inch capped rebar set at a point of tangency; thence with an interior angle right to the chord of 162 degrees, 29 minutes, 22 seconds, run southwardly and along said centerline 19.57 feet to a railroad spike found; thence with an interior angle right of 179 degrees, 42 minutes, 05 seconds, run southwardly and along said centerline 333.91 feet to a nail and cap found at the intersection with the north**

right-of-way of Shelby County Road 10 (Montevallo Boothton Road; thence with an interior angle right of 89 degrees, 24 minutes, 51 seconds, run eastwardly and along said north right-of-way 100.35 feet to a 1/2 inch capped rebar set at the intersection with the east line of said Quarter, Quarter; thence with an interior angle right of 94 degrees, 12 minutes, 00 seconds, run northwardly and along the east line of said Quarter, Quarter 505.01 feet to the Point of Beginning, thus making a closing interior angle right of 88 degrees, 48 minutes, 02 seconds. Said parcel contains 1.34 acres, more or less. TAX ID: 26 1 02 0 001 021.000  
Property Address is: 30 SPRINGBROOK LANE, MONTEVALLO, AL 35115

Being the same property transferred in the Deed in Lieu of Foreclosure recorded on 10/18/2018 as Instrument No. 20181018000369230.

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 November 7, 2018:

**Federal Home Loan Mortgage Corporation**

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

By: Marissa Viti

Print Name: Marissa Viti

Its: AVP

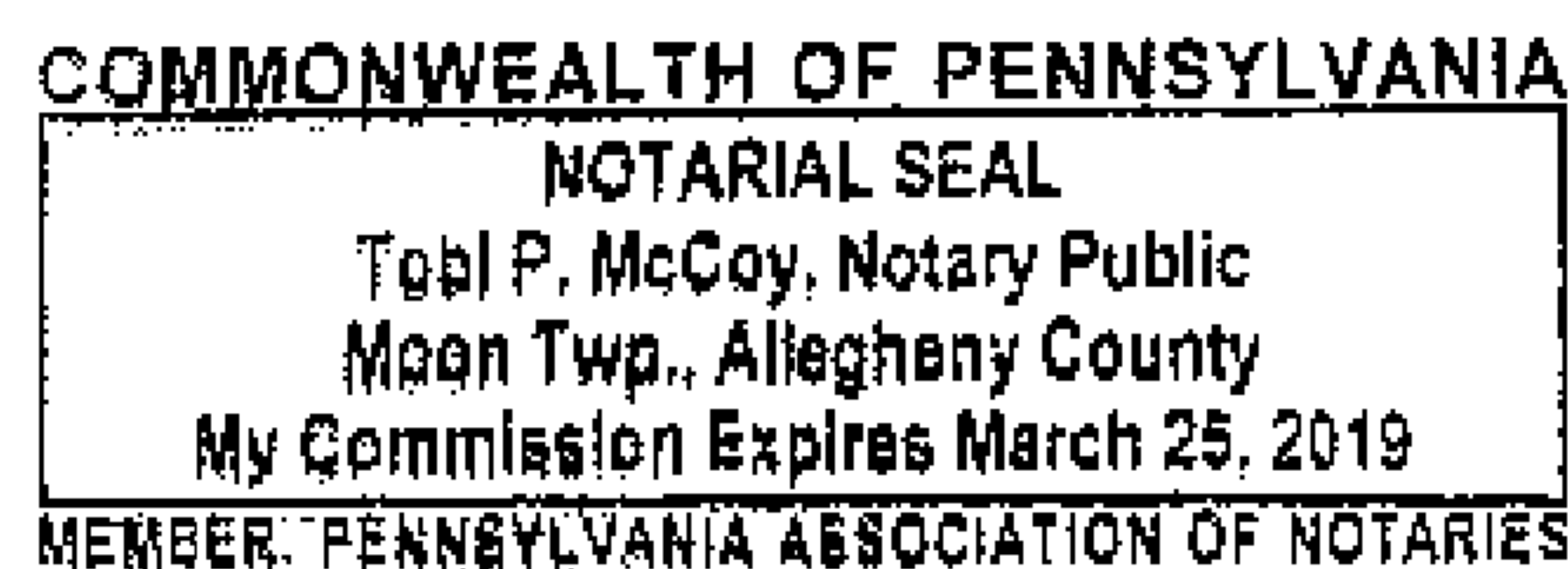
A Power of Attorney relating to the above described property was recorded on 2/26/2008 at Document Number: Inst# 20080226000076640.

STATE OF PA  
COUNTY OF Allegheny

The foregoing instrument was acknowledged before me on November 7, 2018 by Marissa Viti 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 AVP 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.

Tobi P. McCoy  
Notary Public

TOBI P. MCCOY



## 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 BAYRON J. AGUIRRE  
CARCAMO  
Mailing Address 30 Springbrook Lane,  
Montevallo, AL 35115

Property Address 30 SPRINGBROOK LANE,  
MONTEVALLO, AL 35115

Date of Sale \_\_\_\_\_  
Total Purchase Price 35,000.00  
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  
☒ 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 11-7-18

Print Marissa Viti

Unattested

(Signature)  
(verified by)

Sign

(Signature)

(Grantor/Grantee/Owner/Agent) circle one

TOBI P. MCCOY

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/27/2018 10:18:11 AM  
\$59.00 CHARITY  
20181127000414200

(Signature)