

20181206000426620
12/06/2018 11:56:31 AM
DEEDS 1/3

Prepared by:
Drew Powers, Esq.
MCCALLA RAYMER LEIBERT PIERCE, LLC
Two North Twentieth
2 20th Street North, Suite 1000
Birmingham, Alabama 35203
File Number: 956518 / Martin

Send Property Tax Notice to:
Federal Home Loan Mortgage
Corporation (1410 Springs Hill
Road, McLean, VA 22102)

SPECIAL WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other valuable considerations to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, **Matrix Financial Services Corporation**, (hereinafter referred to as "GRANTOR"), does hereby grant, bargain, sell and convey unto **Federal Home Loan Mortgage Corporation** (1410 Springs Hill Road, McLean, VA 22102), (hereinafter referred to as "GRANTEE"), its successors and assigns, all right, title, interest and claim in or to the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 27, according to the Survey of Marengo, Sector One, as recorded in Map Book 22, Page 123, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the said property hereinabove described, together with all and singular the rights, members and appurtenances thereunto appertaining to the only proper use, benefit and behoof of the said Grantee, his successors and assigns, in FEE SIMPLE; and the said Grantor specially warrants the title to the said bargained property above described against the lawful claims of all persons claiming by, through and under the Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO ANY RIGHT OF REDEMPTION ARISING BY VIRTUE OF THE FORECLOSURE OF A MORTGAGE EVIDENCED BY THAT CERTAIN FORECLOSURE DEED DATED SEPTEMBER 12, 2018, RECORDED IN INSTRUMENT NO. 20180917000332550, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

IN WITNESS WHEREOF, Matrix Financial Services Corp (Grantor), by Francine Bryant, its Second Vice President, who is authorized to execute this conveyance, has hereto set its signature and seal, on this 28th day of November, 2018.

Cenlar FSB as attorney in fact for
Matrix Financial Services Corporation

By: _____ (Seal)
Name: Francine Bryant
Title: Second Vice President

THE STATE OF NY
COUNTY OF Mercury

I, the undersigned Notary Public, in and for said county, in said state hereby certify that Francine Bryant who is Second VP of Matrix Financial is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he as such officer with full authority, executed same voluntarily for and as the act of Wm T. Ryan.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this the 28 day of November, 2018.

NOTARY PUBLIC

My Commission expires: _____

NOTARY PUBLIC
My Commission Expires 12/31/2021
12/06/18

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Matrix Financial Services Corporation	Grantee's Name	Federal Home Loan Mortgage Corporation
Mailing Address	Attn: FC Department 425 Phillips Boulevard Ewing, NJ 08618	Mailing Address	1410 Springs Hill Road McLean, VA 22102
Property Address	133 East Willow Cir Calera, AL 35040	Date of Sale	September 10, 2018
		Total Purchase price	\$128,600.00
		or	
		Actual Value	
		or	
		Assessed 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 FC Sale
☐ 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.

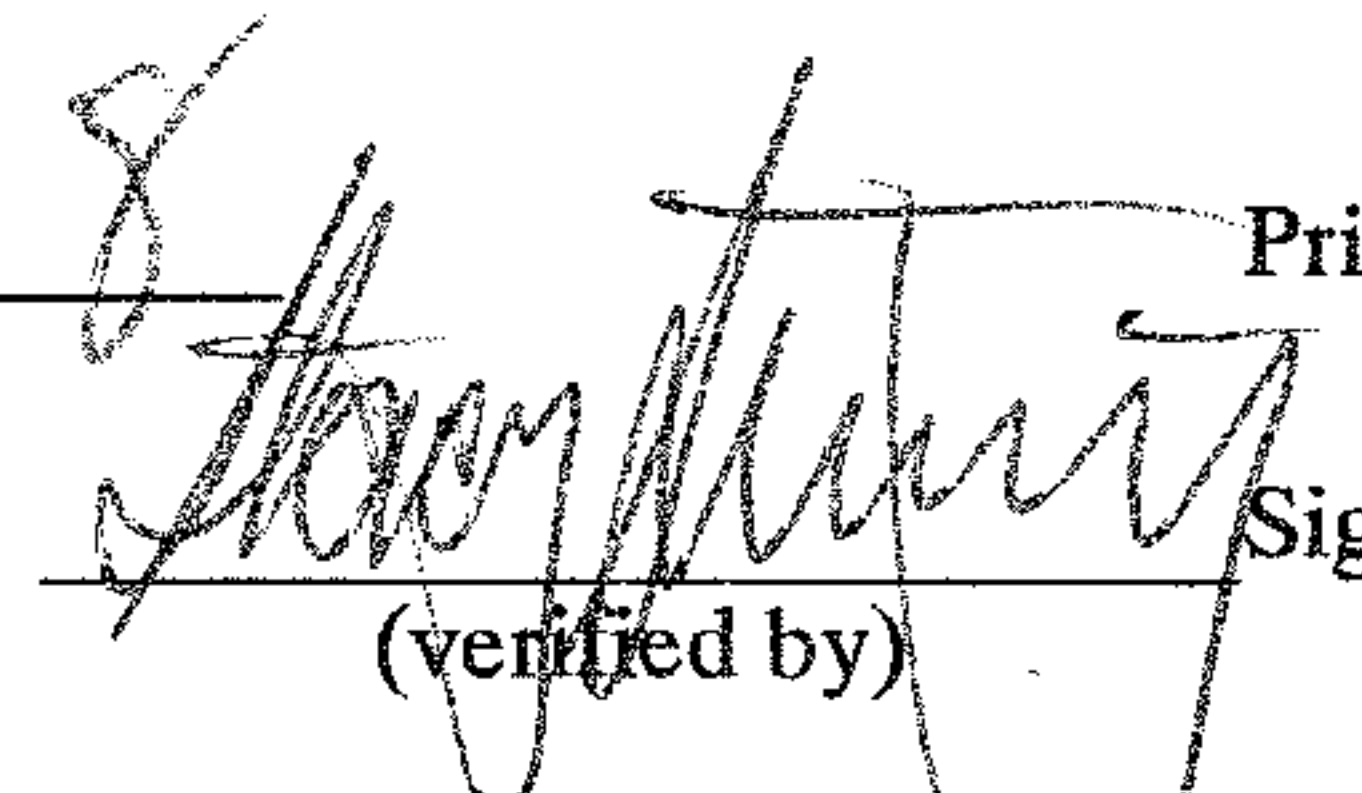
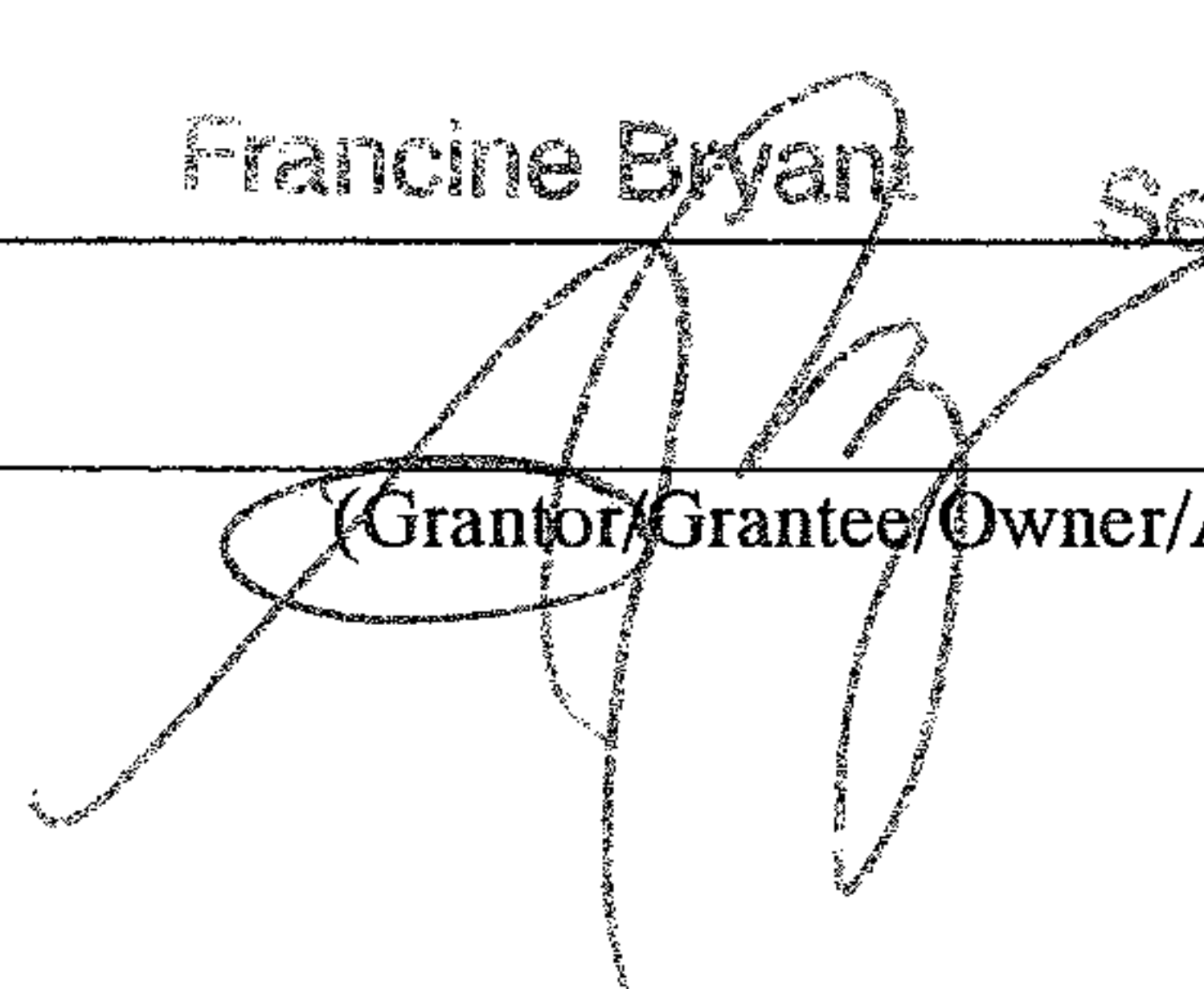
Date of Sale - the date on which interest to the property was conveyed.

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	12/3/18	Print	Francine Bryant
Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

STACY SUTYNSKI
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires September 13, 2021
ID# 50045712

