

20181206000427250  
12/06/2018 03:20:54 PM  
DEEDS 1/3

This Instrument Prepared By/Return To:

Jason B. Tingle, Esq.  
244 Inverness Center Dr, Ste 200  
Birmingham, Alabama 35242

Send Tax Notice To:

FHLMC  
8200 Jones Branch Drive  
McLean, VA 22102-3110

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STATE OF ALABAMA )  
COUNTY OF SHELBY ) PREPARED WITHOUT THE BENEFIT OF A SURVEY

**SPECIAL STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of \$330,317.41, and other good and valuable considerations, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged,

**Specialized Loan Servicing LLC**

**Whose address is: 8742 Lucent Blvd., STE 300, Highlands Ranch, CO 80129**

(herein referred to as "Grantor") grants, bargains, sells and conveys unto:

**FEDERAL HOME LOAN MORTGAGE CORPORATION**

**Whose address is: 8200 Jones Branch Drive, McLean, VA 22102-3110**

(herein referred to as "Grantee"), the following described real estate, situated in SHELBY COUNTY, ALABAMA, to-wit:

**See Exhibit "A"**

**SUBJECT TO:**

1. All assessments and taxes for the year 2018 and all subsequent years, which are not yet due and payable.
2. Right or claims of parties in possession and easements or claims of easements not shown by the public records, boundary line disputes, overlaps, encroachments, and any matters not of record which would be disclosed by an accurate survey and inspection of the land.
3. Taxes or special assessments which are not shown as existing liens by the public records.
4. Any lien or right to lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by public record.
5. Restrictions, covenants and easements of record.
6. Any inaccuracy in statement made as to the quantity of land contained within the boundaries of the land described in the legal description. (Exhibit A on the title commitment.)

TO HAVE AND TO HOLD unto the said Grantee, and his/her/its assigns forever.

SUBJECT TO STATUTORY RIGHT OF REDEMPTION, if any, of all parties lawfully entitled

thereto pursuant to the Code of Alabama (1975), and the amendments thereto.

PROPERTY SOLD AS IS and Grantor only warrants title from the time it obtained title until the date Grantor conveys its interest in the aforesaid property to the Grantee.

IN WITNESS WHEREOF, the said Grantor, by Matthew Mountes, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26 day of November, 2018.

ATTEST:

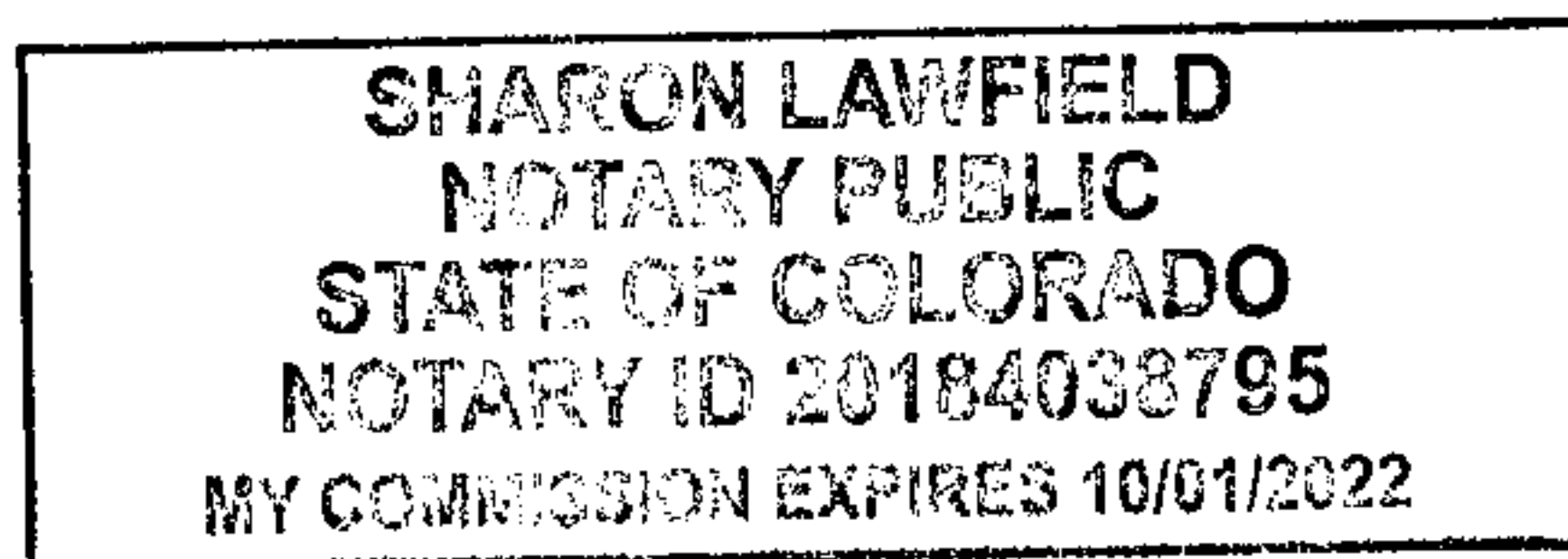
Ami McKernan  
Its: Second Assistant Vice President  
Ami McKernan

**Specialized Loan Servicing LLC**  
By: Matthew Mountes  
Its: Second Assistant Vice President  
Matthew Mountes

STATE OF COLORADO )  
COUNTY OF DOUGLAS )

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Matthew Mountes, whose name as Second Assistant Vice President of **Specialized Loan Servicing LLC**, 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/she, as such signor and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 26 day of NOVEMBER, 2018.



Notary Public Sharon Lawfield  
My Commission Expires: 10/01/2022

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EXHIBIT "A"

Property address: 2042 Blue Heron Circle, Birmingham, AL 35242

Lot 229, according to the Survey of Highland Lakes, 2nd Sector, as recorded in Map Book 20, Page 150, in the Probate Office of Shelby County, Alabama.

Together with the non-exclusive easement to use the private roadways and common area all as more particularly described in the Declaration of Easements and master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as instrument #1994-07111 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions, and Restrictions, for Highland Lakes, a Residential Subdivision, 1st Sector, recorded as Instrument #1994-07112, in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/06/2018 03:20:54 PM  
\$22.00 CHERRY  
20181206000427250

*Alvin S. Bayl*