

20181207000428610
12/07/2018 01:58:50 PM
DEEDS 1/4

Commitment Number: 180191857
Seller's Loan Number: 499209273

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
36-2-04-1-001-028.000

SPECIAL/LIMITED WARRANTY DEED

FEDERAL HOME LOAN MORTGAGE CORPORATION, whose mailing address is **5000 Plano Parkway, Carrollton, TX 75010**, hereinafter grantor, for \$40,610.00 (Forty Thousand Six Hundred Ten Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **AUSTIN D. CARPENTER**, hereinafter grantee, whose tax mailing address is **125 Pineview Rd, Montevallo, AL 35115**, the following real property:

LOT 1, BLOCK 1, ACCORDING TO THE SURVEY OR ARDEN'S SUBDIVISION OF THE TOWN OF MONTEVALLO, ALABAMA, AS RECORDED IN MAP BOOK 3 PAGE 64 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA.

LESS AND EXCEPT THE FOLLOWING: PART OF THE NW 1/4 OF SE 1/4, SECTION 21, TOWNSHIP 22 SOUTH, RANGE 3 WEST, IDENTIFIED AS TRACT NO. 6 ON PROJECT NO. STPBH-9802 (PS) IN SHELBY COUNTY, ALABAMA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NW 1/4 OF SE 1/4, THENCE EASTERLY ALONG THE NORTH LINE OF SAID NW 1/4 OR SE 1/4 A DISTANCE OF 1.577 METERS TO THE EXISTING EAST RIGHT OF WAY OF SAID STATE ROUTE 119; THENCE SOUTHERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 37.171 METERS MORE OR LESS, TO A POINT THAT IS 11.3 METERS EASTERLY OF AND AT

RIGHT ANGLES TO THE CENTERLINE OF STATE ROAD 119 AT STATION 12+70 AND THE POINT OF BEGINNING OF THE PROPERTY HEREIN TO BE CONVEYED; THENCE CONTINUE SOUTHERLY ALONG THE EXISTING EAST RIGHT OF WAY LINE OF STATE ROAD 119 A DISTANCE OF 20.719 METERS, MORE OR LESS, TO THE EXISTING NORTH OF RIGHT OF WAY LINE OF PINE VIEW ROAD; THENCE EASTERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 20.313 METERS TO A POINT THAT IS 22 METERS EASTERLY OF AND AT RIGHT ANGLES TO THE CENTERLINE OF STATE ROAD 119 AT STATION 12+49; THENCE NORTHERLY, PARALLEL WITH SAID CENTERLINE, A DISTANCE OF 20.763 METER, MORE OR LESS, TO A POINT THAT IS 22 METERS EASTERLY OF AND AT RIGHT ANGLES TO SAID CENTERLINE AT 12+70; THENCE WESTERLY A DISTANCE OF 10.702 METERS TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY AS CONVEYED FROM TIMOTHY CONWELL NKA TIMOLYN GILBERT AND RORY GILBERT, WIFE AND HUSBAND TO FEDERAL HOME LOAN MORTGAGE CORPORATION, IN INSTRUMENT # 20180522000177800, DATED 4/6/2018, RECORDED 5/22/2018, IN SHELBY COUNTY, ALABAMA.

TAX ID: 27-5-21-4-001-023.000

Property Address is: 125 Pineview Road, Montevallo, AL 35115

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.

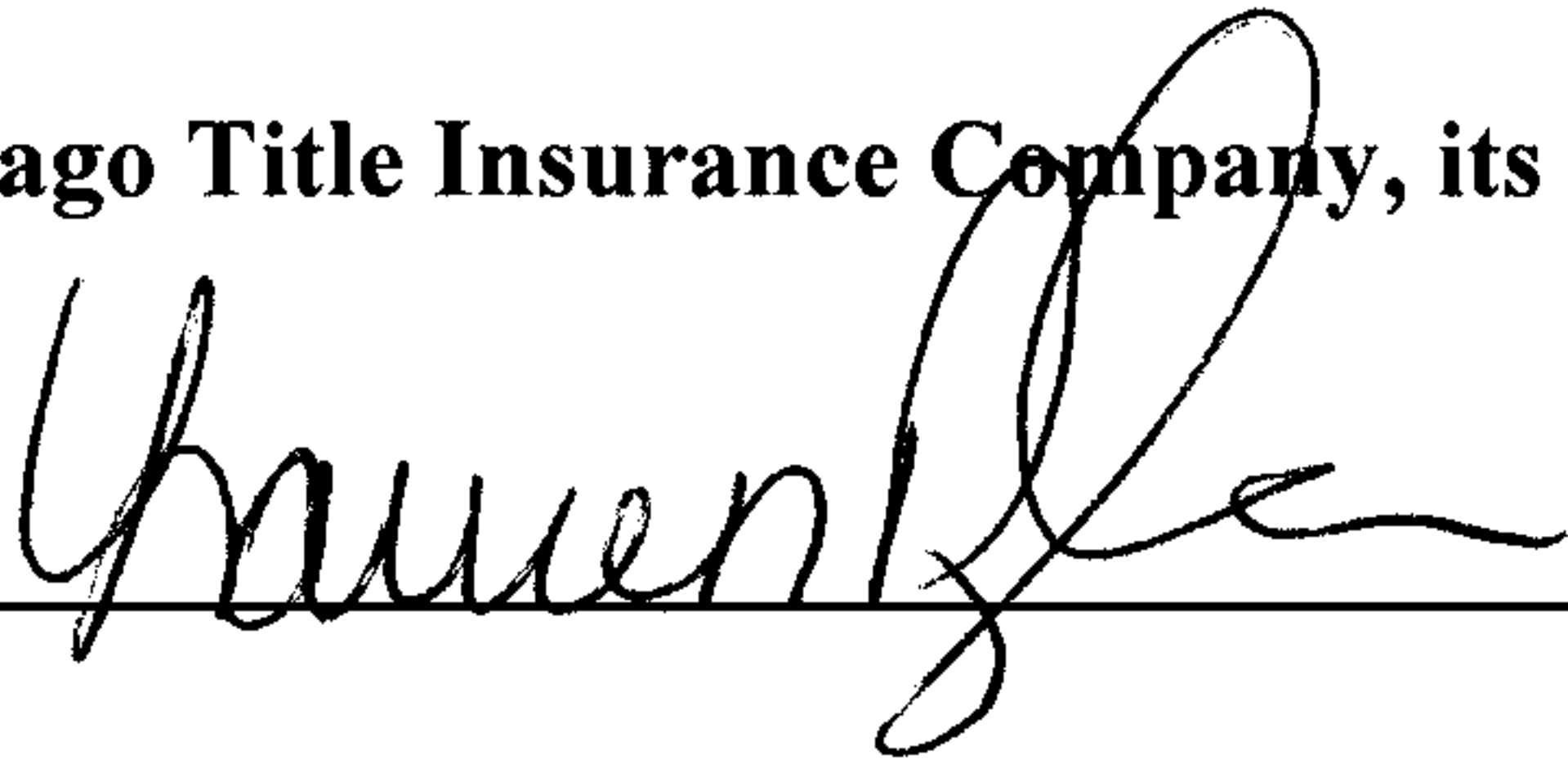
The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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 19, 2018:

Federal Home Loan Mortgage Corporation

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

By: 

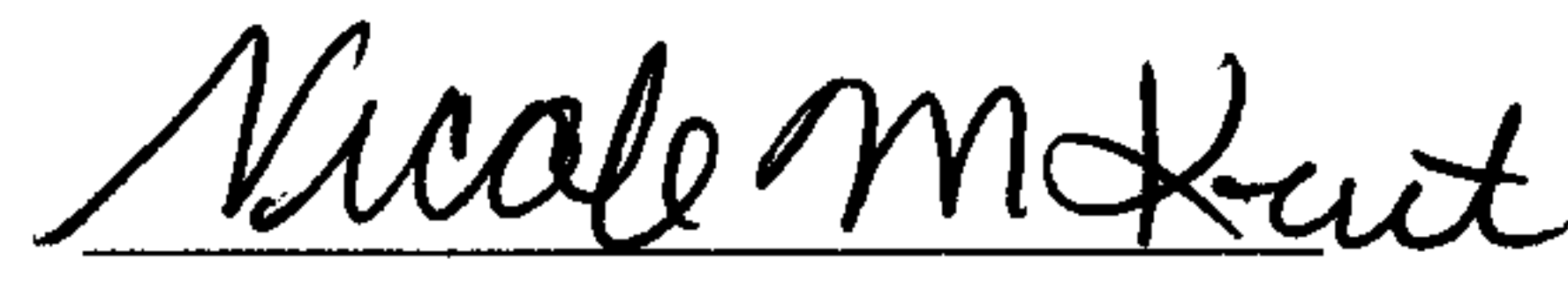
Print Name: Lauren Pyzoha

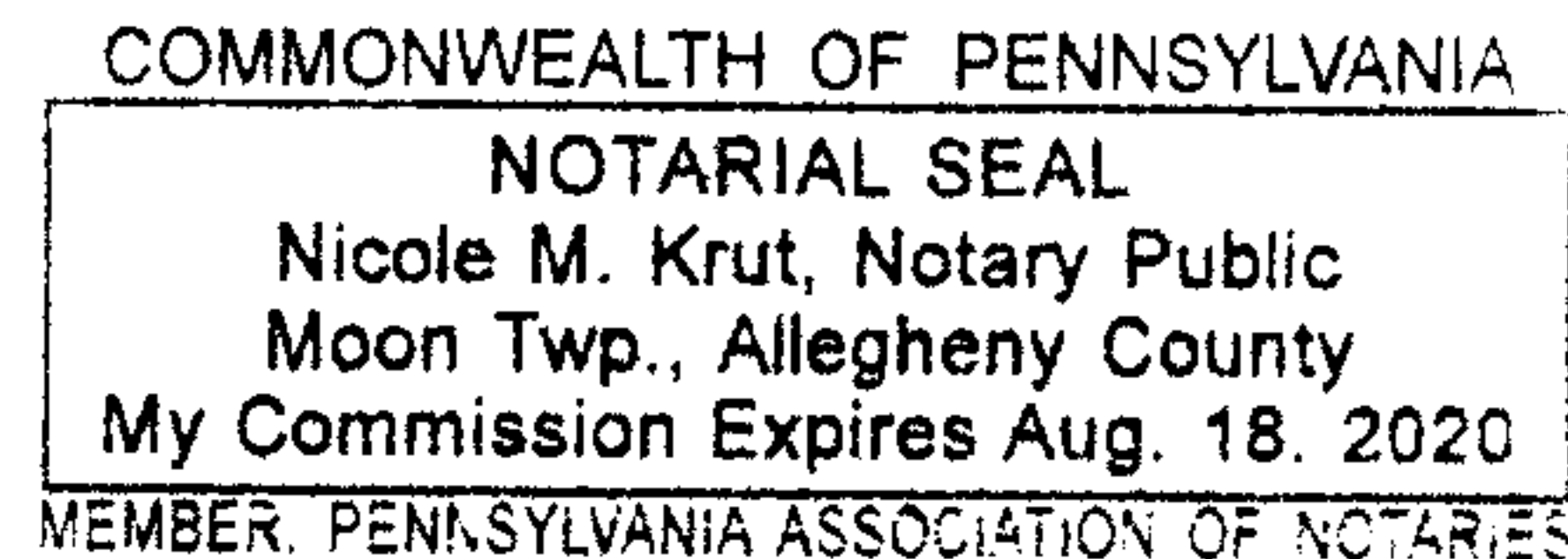
Its: ASSISTANT VICE PRESIDENT

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

STATE OF Pennsylvania
COUNTY OF ALLEGHENY

The foregoing instrument was acknowledged before me on November 19, 20 18 by Lauren Pyzoha 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 DRIVERS LICENSE 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



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 AUSTIN D. CARPENTER
Mailing Address 125 Pineview Rd, Montevallo,
AL 35115

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Property Address 125 Pineview Rd, Montevallo, AL
35115

Date of Sale 11-19-2018
Total Purchase Price 40,610.00
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 11/19/18

Print Lauren Pyzora APR

☒ Unattested Nicole M. Kunt
(verified by)

Sign Lauren Pyzora
(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
12/07/2018 01:58:50 PM
\$65.00 CHERRY
20181207000428610

Allen S. Byrd