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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 **FORTY THOUSAND AND 00/100 DOLLARS (\$40,000.00)** and other valuable consideration, the receipt whereof and sufficiency of which is hereby acknowledged, the undersigned **FEDERAL HOME LOAN MORTGAGE CORPORATION** whose mailing address is 5000 PLANO PARKWAY, CARROLLTON, TX 75010, (hereinafter referred to as the "Grantor") does hereby grant, bargain, sell, and convey unto and convey unto **SOUTHERN SPECIALTY PROPERTIES LLC** whose mailing address is 100 MORNING DOVE WAY, VINCENT, AL 35178 (hereinafter referred to as the "Grantee") the following described real estate situated in the County of SHELBY, State of Alabama.

**LOT 3, ROLLING MEADOWS ESTATES, AS RECORDED IN MAP BOOK 26, PAGE 93, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

Property Address: 100 MORNING DOVE WAY, VINCENT, AL 35178  
APN: 07 5 22 1 002 003.000

Prior instrument reference: **Document No. 20180829000310590** in the Judge of Probate Office for **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.

DATED this 23rd day of January, 2019.

Stewart Lender Services, Inc. as Attorney in Fact for  
**FEDERAL HOME LOAN MORTGAGE CORPORATION**

Date: January 23rd, 2019  
Sammie Hale

Full Legal Name: **Sammie Hale**

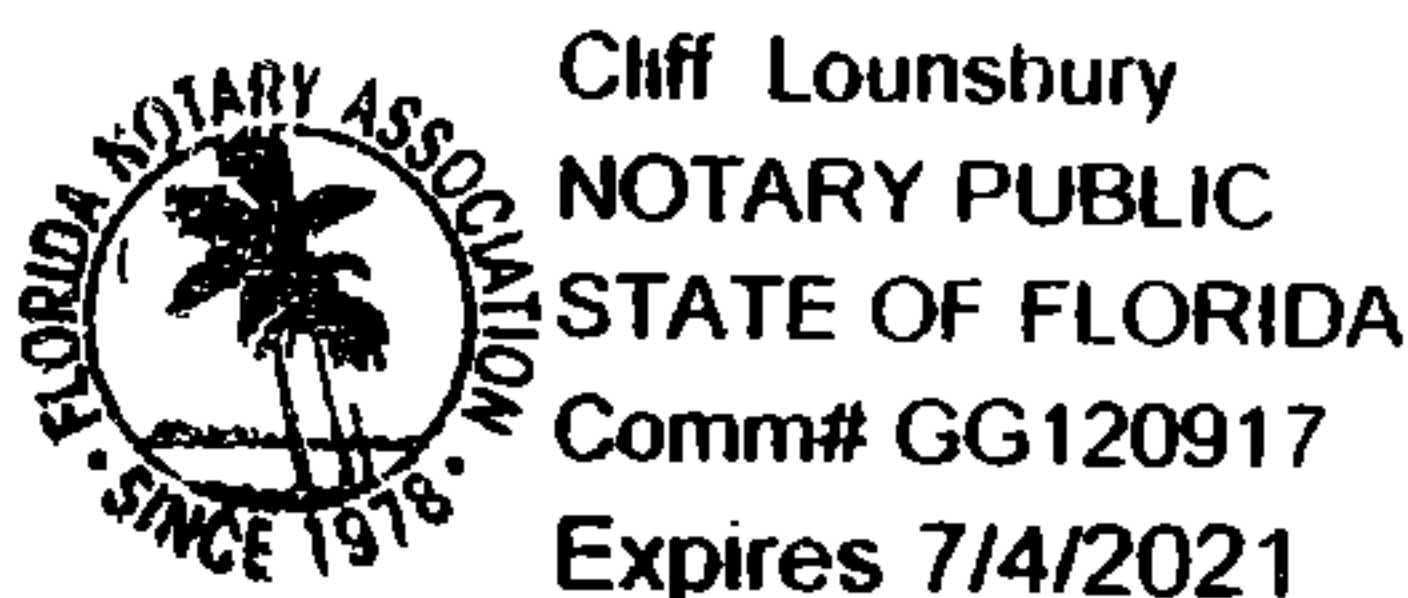
Title: Assistant Vice President  
Employer: Stewart Lender Services, Inc.

STATE of FL

COUNTY of Hillsborough

SWORN TO and subscribed before me this 23rd day of January, 2019, by  
**Sammie Hale**, as an Assistant Vice President of **Stewart Lender Services, Inc.**, as  
**Attorney-In-Fact for FEDERAL HOME LOAN MORTGAGE CORPORATION** He/she ( ) is  
personally known to me or ( ) produced N/A as  
identification.

(seal)



Cliff Lounsbury  
Notary Public  
Printed Name: Cliff Lounsbury  
Notary Public, State of FLORIDA  
Commission No.: GG120917  
My Commission Expires: 7/4/2021

PREPARED BY:  
LYNN BYRD  
PO BOX 44  
MONROEVILLE, AL 36461

Send future tax bills to:  
SOUTHERN SPECIALTY PROPERTIES LLC  
100 MORNING DOVE  
AYVINCENT, AL 35178

## Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name FHLMC  
 Mailing Address 5000 Plano Pkwy.  
Carrollton, TX 7500

Grantee's Name Southern Specialty Prop. LLC  
 Mailing Address 100 Morning Dove Way  
Vincent, AL 35178

Property Address 100 Morning Dove Way  
Vincent, AL 35178

Date of Sale 01/24/19  
 Total Purchase Price \$ 40,000.00

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 01/23/19

Print \_\_\_\_\_

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

☒ Unattested

Sign \_\_\_\_\_

**Robert Rhine**

(verified by)

(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  
 01/25/2019 03:57:01 PM  
 \$61.00 CHARITY  
 20190125000027710

*Allen S. Boyd*