

20190220000053690
 02/20/2019 08:20:56 AM
 DEEDS 1/4

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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 **ONE HUNDRED FIFTEEN THOUSAND TEN AND 00/100 DOLLARS (\$115,010.00)** 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 **LUIS D ARCEO AND ANGELICA GUADALUPE GARCIA VILLALVAZO, HUSBAND AND WIFE** whose mailing address is 525 OVERHILL ROAD, PELHAM, AL 35124 (hereinafter referred to as the "Grantee") the following described real estate situated in the County of SHELBY, State of Alabama.

LOT 22 IN BLOCK 3, OAK MOUNTAIN ESTATES, SECOND SECTOR, ACCORDING TO MAP AS RECORDED IN MAP BOOK 5, PAGE 76, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

Property Address: 525 OVERHILL ROAD, PELHAM, AL 35124

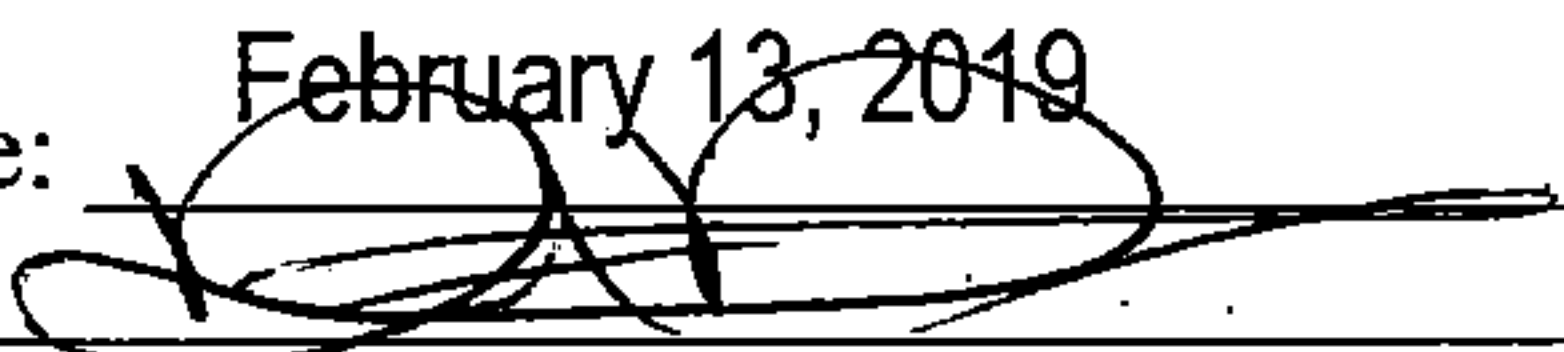
APN: 13 1 11 4 002 007.000

Prior instrument reference: **Document No. 20181024000376630** of the Public Records of the District Recorder of **SHELBY County**, State of Alabama.

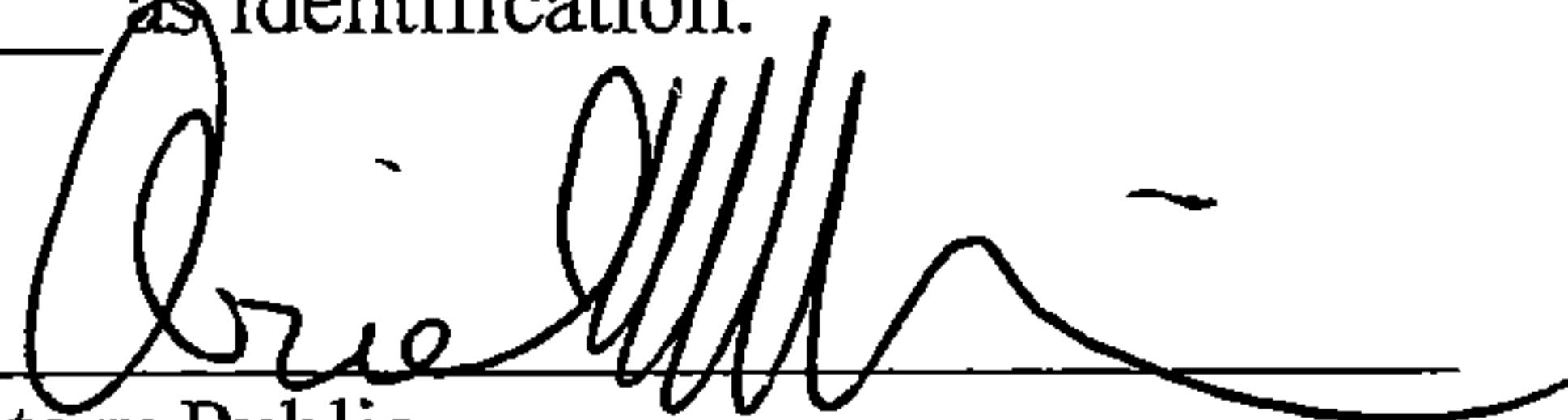
TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

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.

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DATED this 13 day of February, 2019.Stewart Lender Services, Inc. as Attorney in Fact for
FEDERAL HOME LOAN MORTGAGE CORPORATIONDate: February 13, 2019
Full Legal Name: **Robert Rhine**Title: Assistant Vice President
Employer: Stewart Lender Services, Inc.STATE of FLCOUNTY of HillsboroughSWORN TO and subscribed before me this 13 day of February, 2019, by
Robert Rhine, 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)

ARIEL MULLINS
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG145996
Expires 9/25/2021
Notary Public
Printed Name: **Ariel Mullins**
Notary Public, State of Florida
Commission No.: 66145996
My Commission Expires: 9-25-2021PREPARED BY:
LYNN BYRD
PO BOX 44
MONROEVILLE, AL 36461Send future tax bills to:
LUIS D ARCEO AND ANGELICA GUADALUPE GARCIA VILLALVAZO
525 OVERHILL ROAD
PELHAM, AL 35124

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 CORPORATIONGrantee's Name LUIS D ARCEO
ANGELICA GUADALUPE
GARCIA VILLALVAZOMailing Address 5000 PLANO PARKWAY
Carrollton, TX 75010Mailing Address 525 Overhill Road
Pelham, AL 35124Property Address 525 Overhill Road
Pelham, AL 35124Date of Sale 14th day of February, 2019Total Purchase Price \$115,010.00

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☐ Appraisal☐ Sales Contract☐ Other☒ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not require

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 2-13-19

Print

FEDERAL HOME LOAN MORTGAGE CORPORATION
by STEWART LENDER SERVICES, INC.,

as its attorney-in-fact

BY:

Unattested

(verified by)

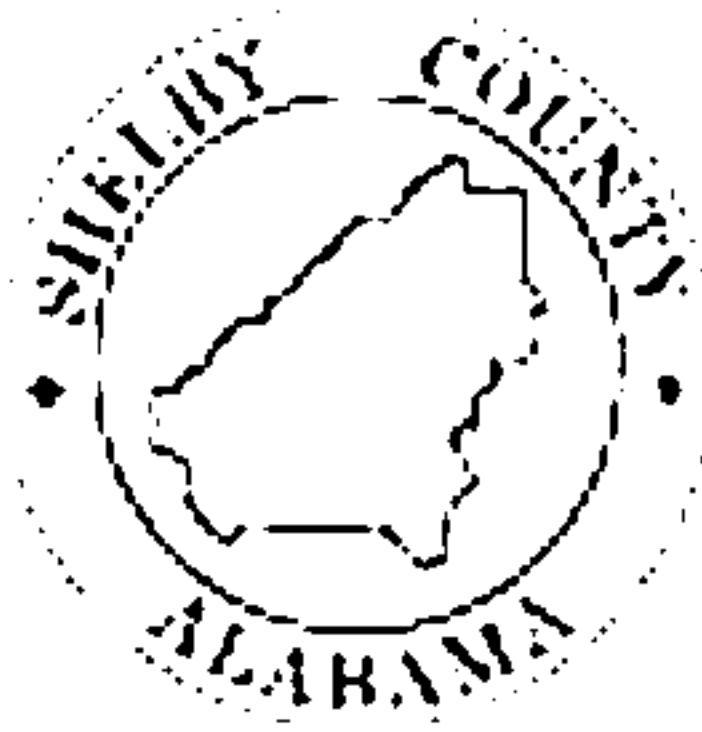
Sign

Robert Rhine

Form RT-1

(Grantor/Grantee/owner/agent) circle one

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Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/20/2019 08:20:56 AM
\$139.50 CHERRY
20190220000053690

Allie S. Bayl