

20190409000115330  
04/09/2019 01:43:08 PM  
DEEDS 1/4

Commitment Number: 180407569  
Seller's Loan Number: 1221312

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

**Mortgage is paying \$150,793.00 of deed consideration**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**

**28-6-23-0-000-042.000**

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### **SPECIAL/LIMITED WARRANTY DEED**

**FEDERAL HOME LOAN MORTGAGE CORPORATION**, whose mailing address is **5000 Plano Parkway, Carrollton, TX 75010**, hereinafter grantor, for \$156,000.00 (One Hundred Fifty Six Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **AMY PEARSON**, hereinafter grantee, whose tax mailing address is **133 EAST WILLOW CIR, Calera, AL 35040**, the following real property:

**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. BEING THE SAME PROPERTY CONVEYED FROM MATRIX FINANCIAL SVCS CORP TO FEDERAL HOME LOAN MORTGAGE CORPORATION 12/06/2018 DOC NO 20181206000426620 TAX ID: 28-6-23-0-000-042.000**

**Property Address is: 133 EAST WILLOW CIR, CALERA, AL 35040**

**Being the same property transferred from Matrix Financial Services Corporation to FEDERAL HOME LOAN MORTGAGE CORPORATION by Special Warranty Deed recorded on 12/6/2018 as Instrument No. 20181206000426620.**

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 MARCH 20, 2019:

**Federal Home Loan Mortgage Corporation**

**By: ServiceLink, LLC, its Attorney in Fact.**

By: Manissa Viti

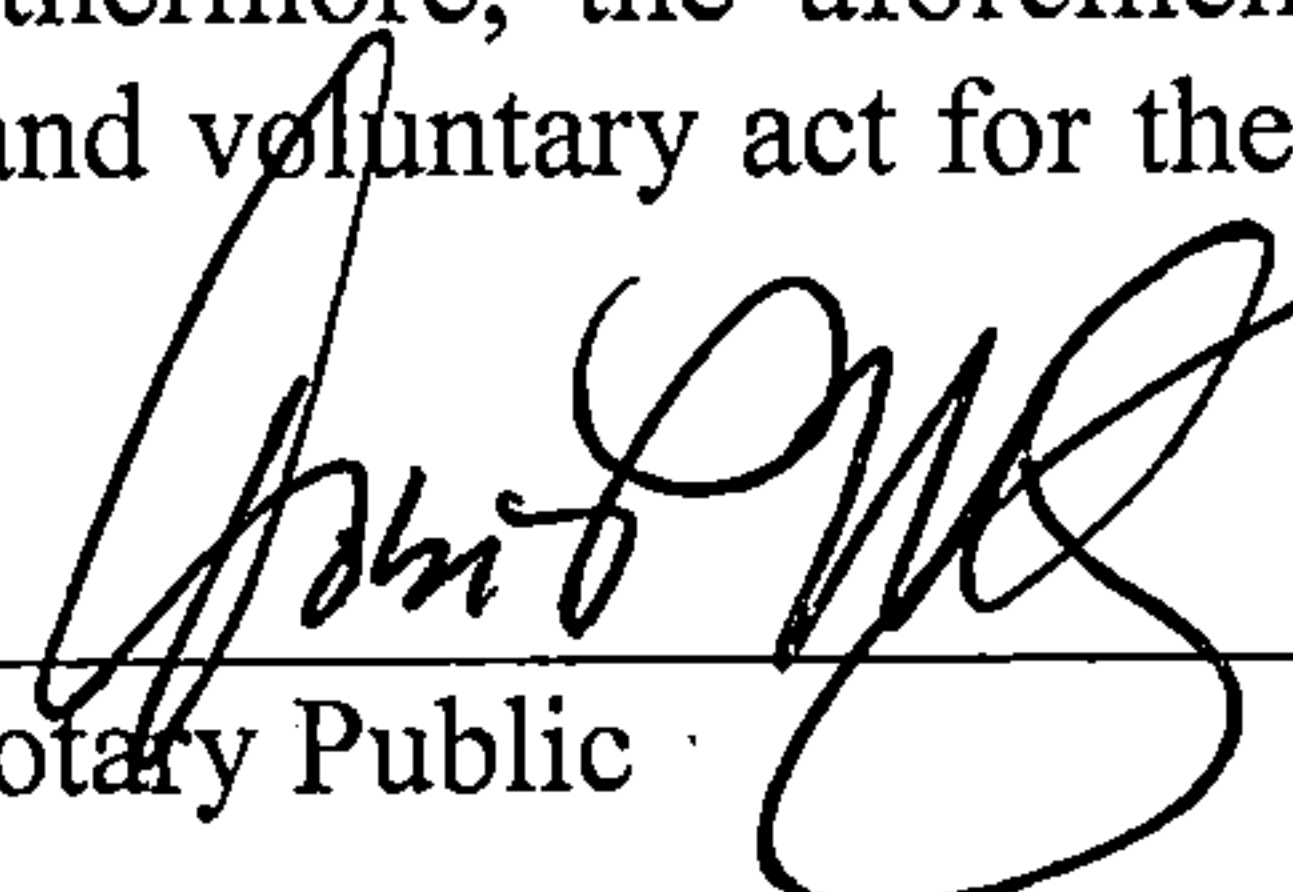
Print Name: Manissa Viti

Its: AvP

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

STATE OF PA  
COUNTY OF Allegheny

The foregoing instrument was acknowledged before me on MARCH 20, 2019 by Manissa Viti AVP of ServiceLink, LLC on behalf of Federal Home Loan Mortgage Corporation as its Attorney in Fact, who is personally known to me or has produced N/A 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 TOBI P. MCCOY

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Tobi P. McCoy, Notary Public  
Moon Twp., Allegheny County  
My Commission Expires March 25, 2019  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

## 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 AMY PEARSON  
 Mailing Address 133 EAST WILLOW CIR,  
Calera, AL 35040

Property Address 133 EAST WILLOW CIR,  
CALERA, AL 35040

Date of Sale 3-20-19  
 Total Purchase Price 156,000.00  
 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 April 8, 2019

Print Alyssa Bresnaw

Unattested

[Signature]  
 (verified by)

Sign

[Signature]  
 (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  
 04/09/2019 01:43:08 PM  
 \$29.50 CHERRY  
 20190409000115330

Alicia S. Byrd