

20190523000177340
05/23/2019 02:38:36 PM
DEEDS 1/4

Commitment Number: 180419684
Seller's Loan Number: 752449575

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
10-1-01-0991-082.000

SPECIAL/LIMITED WARRANTY DEED

FEDERAL HOME LOAN MORTGAGE CORPORATION, whose mailing address is **5000 Plano Parkway, Carrollton, TX 75010**, hereinafter grantor, for \$58,250.00 (Fifty Eight Thousand Two Hundred Fifty Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **SUSAN S. HOWARD** and **THOMAS G. HOWARD**, hereinafter grantees, whose tax mailing address is **818 MORNING SUN DR., BIRMINGHAM, AL 35242**, the following real property:

ALL THAT PARCEL OF LAND IN SHELBY COUNTY, STATE OF ALABAMA, BEING KNOWN AND DESIGNATED AS UNIT 818, IN HORIZON, A CONDOMINIUM, AS ESTABLISHED BY THAT CERTAIN DECLARATION OF CONDOMINIUM OF HORIZON, A CONDOMINIUM, WHICH IS RECORDED IN INSTRUMENT #2001-40927, TO WHICH DECLARATION OF CONDOMINIUM PLAN IS ATTACHED AS EXHIBIT "A", THERETO, SAID PLAN BEING FILED FOR RECORD IN MAP BOOK 28, PAGE 141, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND WHICH SAID DECLARATION OF CONDOMINIUM THE BY-LAWS OF THE HORIZON CONDOMINIUM ASSOCIATION, INC. IS ATTACHED AS EXHIBIT "D" TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS ASSIGNED TO SAID UNIT, AS SHOWN IN EXHIBIT "C" OF SAID DECLARATION OF CONDOMINIUM OF HORIZON, A CONDOMINIUM. PARCEL/TAX ID 10-1-01-0-

991-082.000

Property Address is: 818 MORNING SUN DR., BIRMINGHAM, AL 35242

Being the same property transferred from Nationstar Mortgage LL d/b/a Mr. Cooper to FEDERAL HOME LOAN MORTGAGE CORPORATION by Special Warranty Deed recorded on 10/15/2018 as instrument number 20181015000365180.

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 grantees forever.

Executed by the undersigned on May 20, 2019:

Federal Home Loan Mortgage Corporation

By: ServiceLink, LLC, its Attorney in Fact.

By: 

Print Name: Lauren Helen Pyzoha

Its: ATP

STATE OF Pennsylvania
COUNTY OF Allegheny

The foregoing instrument was acknowledged before me on May 20, 2019 by Lauren Helen Pyzoha ATP 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 _____ 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

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Nicole M. Krut, Notary Public
Moon Twp., Allegheny County
My Commission Expires Aug. 18, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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 SUSAN S. HOWARD and
THOMAS G. HOWARD
Mailing Address 818 MORNING SUN DR.,
BIRMINGHAM, AL 35242

Property Address 818 MORNING SUN DR.,
BIRMINGHAM, AL 35242

Date of Sale MAY 20, 2019
Total Purchase Price 58,250.00
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 5/20/19

Print Lauren Helen Pyzoha

☒ Unattested

Nicole McKint
(verified by)

Sign

Lauren Helen Pyzoha
(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
05/23/2019 02:38:36 PM
\$82.50 CHARITY
20190523000177340

Allen S. Bayl