

Send tax notices to:

STATE OF ALABAMA)
SHELBY COUNTY)

20190624000222450
06/24/2019 07:56:04 AM
DEEDS 1/2

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, to the undersigned, U.S. Bank National Association (hereinafter referred to as Grantor), in hand paid by Federal Home Loan Mortgage Corporation (hereinafter referred to as Grantee), the receipt and sufficiency whereof are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto the said Grantee that certain real estate situated in Shelby County, Alabama being more particularly described as:

LOT 47, ACCORDING TO THE SURVEY OF CAHABA MANOR TOWN HOMES, AS RECORDED IN MAP BOOK 6, PAGE 105, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA: LESS AND EXCEPT THE SOUTHERLY 0.65 FEET THEREOF; BEING SITUATE IN SHELBY COUNTY, ALABAMA.

**Property Street Address for Informational Purposes: 709 Cahaba Manor Dr,
Pelham, AL 35124**

TO HAVE AND TO HOLD unto said Grantee, its successors and assigns, in fee simple, forever.
And Grantor special warrants the title to the said above-described property against the lawful claims of all persons claiming by, through, and under the Grantor, but not otherwise, and Grantor shall warrant and defend the same to the said Grantee, its successors and assigns forever.

Dated this the 13th day of June, 2019.

Melanie L. Morse
BY: _____ Melanie L. Morse
ITS: _____ Asst. Vice President

STATE OF Kentucky)
COUNTY OF Daviess)

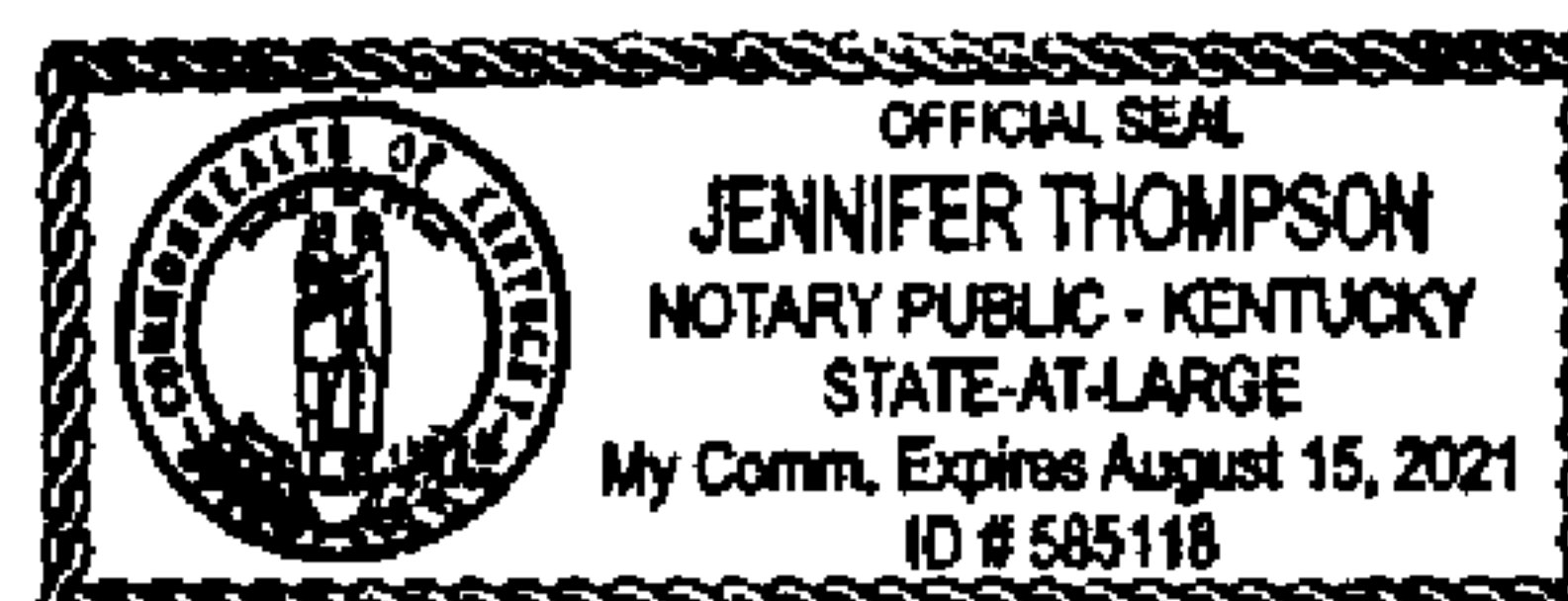
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Melanie L. Morse whose name as AVP of US Bank National Association acting in its capacity as AVP, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he/she, as such and with full authority, executed the same voluntarily for and as the act of said entity.

Given under my hand and seal, this the 13th day of June, 2019.

(SEAL)

Jennifer Thompson
NOTARY PUBLIC
My Commission Expires:

INSTRUMENT PREPARED BY:
Sady D. Mauldin, Esq.
ALBERTELLI LAW
One Independence Plaza, Suite 416
Birmingham, AL 35209
19-004205



Real Estate Sales Validation Form

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

Grantor's Name U.S. Bank National Association
 Mailing Address 4801 Frederica St
Owensboro, KY 42301

Grantee's Name Federal Home Loan Mortgage
 Mailing Address Corporation
8200 Jones Branch Drive
McLean, VA 22102

Property Address 709 Cahaba Manor Dr
Pelham, AL 35124

Date of Sale 06/13/2019
 Total Purchase Price \$ 10

or
 Actual Value \$ 68,720.51

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 Bidding Instructions

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 6-21-19

Print Ashley Webb

Sign



(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/24/2019 07:56:04 AM
 \$19.00 CHERRY
 20190624000222450

Ashley Webb

Form RT-1