

20190719000257090
07/19/2019 08:59:20 AM
DEEDS 1/4

AFTER RECORDING RETURN TO:
Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280031704

MAIL TAX STATEMENTS TO:
Cynthia Jackson
41 Stone Dr.
Wilsonville, AL 35186

This document prepared by:
George Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
7166343405

Tax ID No.: 20-1-01-4-001-020-.000

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 10th day of July, 2019, by and between **Federal Home Loan Mortgage Corporation**, a mailing address of 5000 Plano Parkway, Carrollton, TX 75010 hereinafter referred to as Grantor(s) and **Cynthia Jackson, a single woman**, a mailing address of 41 Stone Dr., Wilsonville, AL 35186, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of EIGHTEEN THOUSAND SEVEN HUNDRED AND 00/100 (\$18,700.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Shelby County, ALABAMA:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: Instrument Number 20190206000039930, Recorded: 02/06/2019

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

Grantor hereby warrants to the Grantee(s) that title to the subject real property described herein is the same quality which was received by the Grantor. Grantor's warranty is limited solely to matters arising from the acts or omissions of the Grantor occurring solely during the period of the Grantor's ownership of the subject real property. This limited warranty is binding upon the Grantor, its successors and assigns.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 10th day of July, 2019.

Federal Home Loan Mortgage Corporation by Radian Settlement Services Inc., as Attorney in Fact

BY: [Signature]

PRINT NAME: Chris Lucci

TITLE: REO Closing Manager

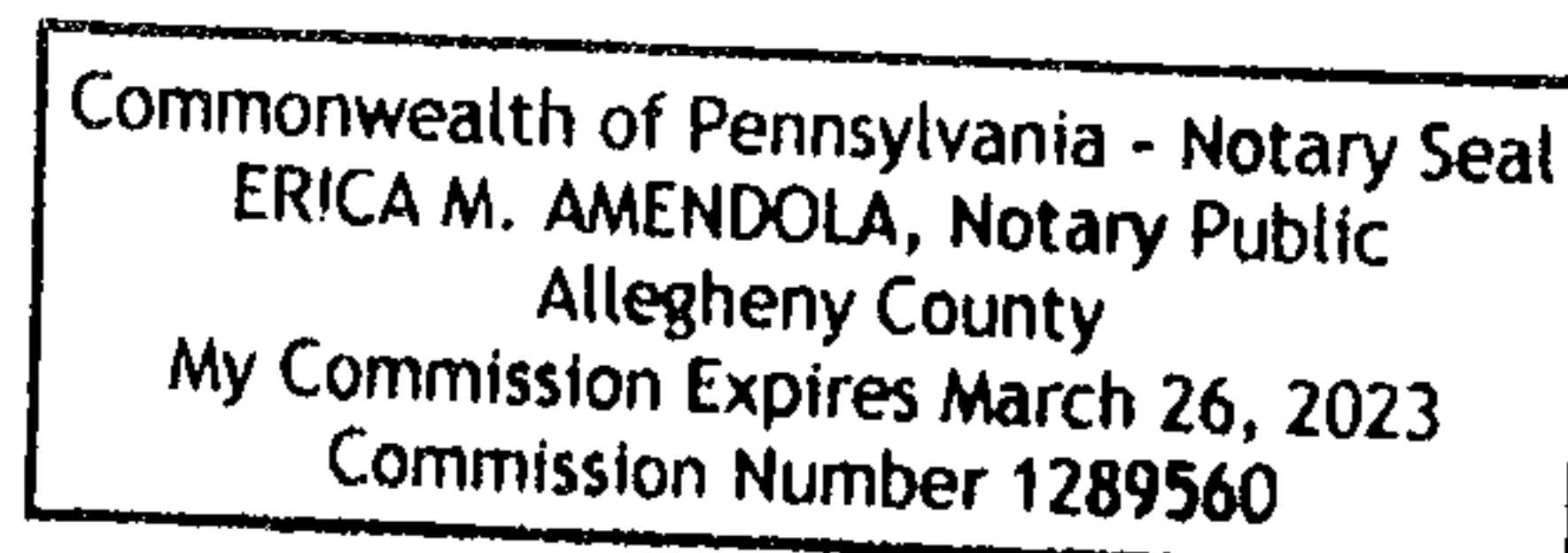
STATE OF PA
COUNTY OF Allegheny

I, Erica M. Amendola, a Notary Public, in and for said County in said State, hereby certify that Chris Lucci, whose name as REO Closing Mgr. of **Radian Settlement Services Inc. Attorney-in-Fact for Federal Home Loan Mortgage Corporation**, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said Radian Settlement Services.

Given under my hand and seal this the 10th day of July, 2019.

[Signature]
NOTARY PUBLIC

My commission expires: 3-26-23



No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

A TRACT OF LAND SITUATED IN THE TOWN OF WILSONVILLE, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS BEGIN AT THE NE CORNER OF THE SE 1/4 OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 1 EAST, AND GO THENCE IN A SOUTHERLY DIRECTION ALONG THE EAST LINE OF SAID SECTION, 660 FEET, THENCE SOUTH 86 DEGREES 30 MINUTES WEST A DISTANCE OF 30 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREBY CONVEYED, WHICH POINT IS ON THE WEST MARGIN OF AN UNPAVED ROAD, GO THENCE SOUTH 86 DEGREES 30 MINUTES WEST 427.9 FEET TO A POINT ON THE EAST MARGIN OF THE MONTGOMERY WAGON ROAD, GO THENCE NORTH 27 DEGREES 32 MINUTES EAST ALONG THE EAST MARGIN OF SAID ROAD 281 FEET, GO THENCE SOUTH 80 DEGREES 22 MINUTES EAST 288 FEET TO A POINT ON THE WEST MARGIN OF AN UNIMPROVED ROAD, GO THENCE SOUTH 4 DEGREES 13 MINUTES EAST ALONG THE WEST MARGIN OF SAID ROAD 175 FEET TO THE POINT OF BEGINNING

LESS AND EXCEPT A PARCEL OF LAND CONVEYED TO CLARA HEBB BARGE, AS RECORDED IN DEED BOOK 169, PAGE 426, LESS AND EXCEPT A PARCEL OF LAND CONVEYED TO SEALE-MEMORIAL POST NO. 166, AMERICAN LEGION, INC., A CORPORATION, AS RECORDED IN DEED BOOK 236, PAGE 836, LESS AND EXCEPT A PARCEL OF LAND CONVEYED TO KENNETH DAVIS AND EVELYN DAVIS AS RECORDED IN DEED BOOK 264, PAGE 591, LESS AND EXCEPT A PARCEL OF LAND CONVEYED TO SIDNEY R. BLACKERBY AND TOMMIE BLACKERBY AS RECORDED IN DEED BOOK 286, PAGE 313, LESS AND EXCEPT A PARCEL OF LAND CONVEYED TO PATE LOVETT AND ELMA LOVETT AS RECORDED IN DEED BOOK 190, PAGE 181; LESS AND EXCEPT A PARCEL OF LAND CONVEYED TO GEORGE VICK AS RECORDED IN DEED BOOK 240, PAGE 727, ALL AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. LESS AND EXCEPT HIGHWAY AND ROAD RIGHT OF WAY.

PARCEL ID NUMBER: 20-1-01-4-001-020-.000

PROPERTY COMMONLY KNOWN AS: 41 STONE DR., WILSONVILLE, AL 35186

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 Corp.
Mailing Address 5000 Plano Parkway
Carrollton, TX 75010

Grantee's Name Cynthia Jackson
Mailing Address 41 Stone Dr.
Wilsonville, AL 35186

Property Address 41 STONE DR
WILSONVILLE, AL 35186

Date of Sale
Total Purchase Price \$ 18,700.00
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 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.

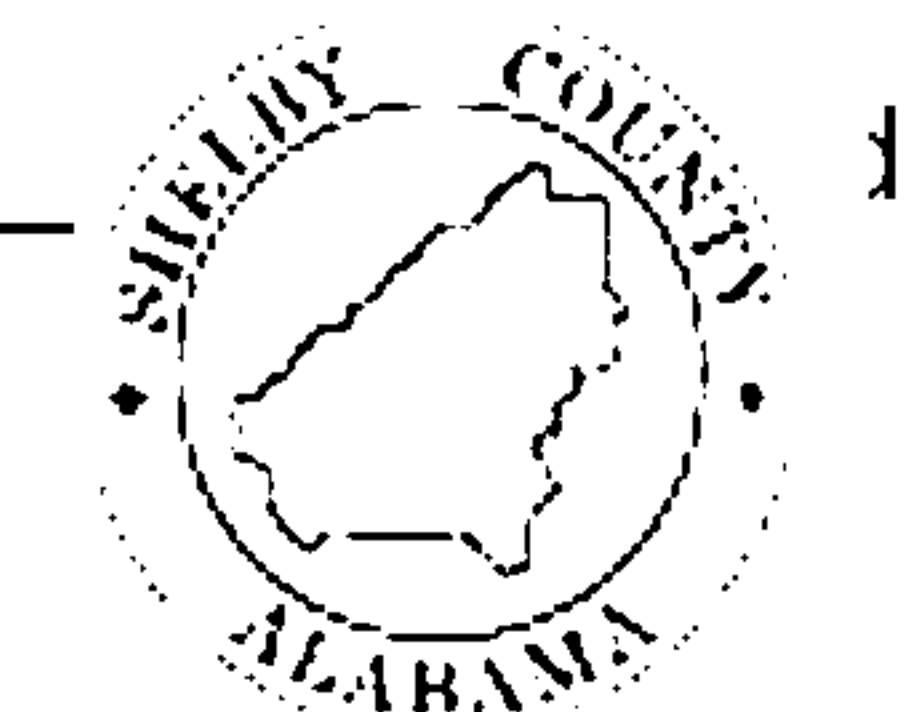
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 7/18/19

Print Lashonne Peake

Sign Lashonne Peake
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk (verified by)
Shelby County, AL
07/19/2019 08:59:20 AM
\$43.00 CATHY
20190719000257090

Allen S. Bevil