

20190722000259470
07/22/2019 11:46:29 AM
DEEDS 1/4

AFTER RECORDING RETURN TO:
Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280051627

MAIL TAX STATEMENTS TO:
Thomas R. Head
3579 Burntleaf Ln.
Hoover, AL 35226

This document prepared by:
George Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Parcel ID No.: 13-1-12-2-003-022.000

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 **Thomas R. Head, a married man**, a mailing address of 3579 Burntleaf Ln., Hoover, AL 35226, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Fifty-Seven Thousand Five Hundred and 00/100 (\$57,500.00) 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.

Property Address: 709 Cahaba Manor Dr., Pelham, AL 35124

Prior instrument reference: Instrument Number 20190624000222450, Recorded: 06/24/2019

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

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.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

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

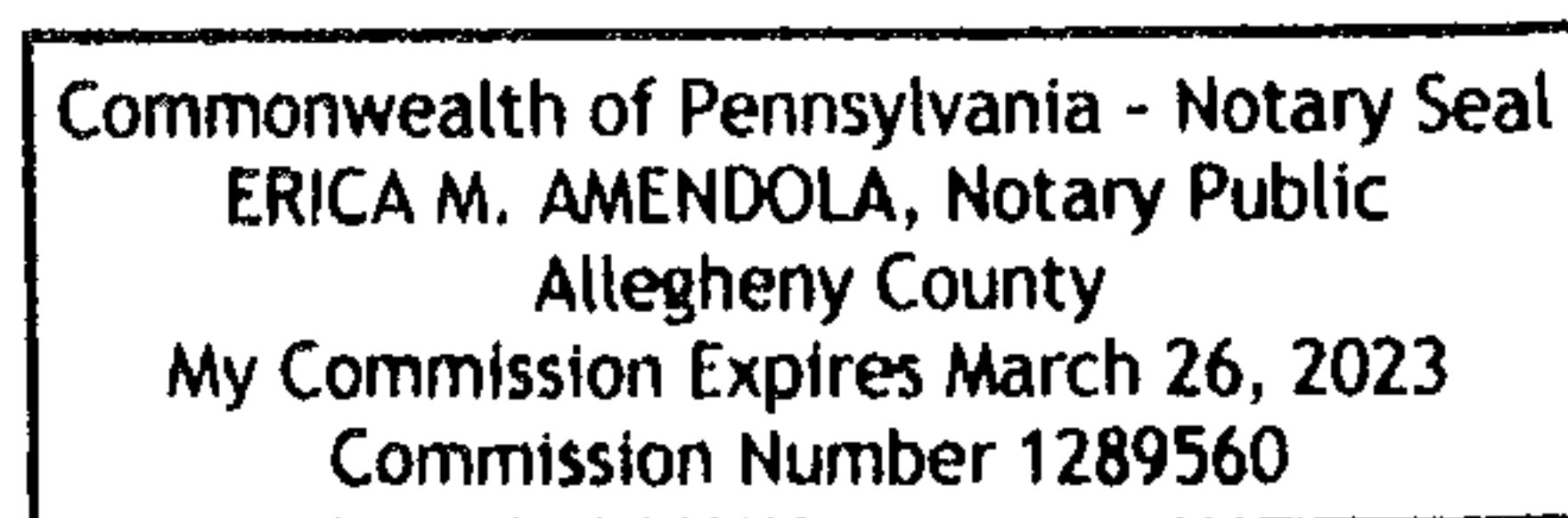
By: [Signature]
 Print Name: Chris Lucci
 Title: REO Closing Manager

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., as 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, Inc., as Attorney-in-Fact for Federal Home Loan Mortgage Corporation.

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:

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 SITUATED IN SHELBY COUNTY, ALABAMA.

PARCEL ID NUMBER: 13-1-12-2-003-022.000

PROPERTY COMMONLY KNOWN AS: 709 CAHABA MANOR DR., 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 Corp.
 Mailing Address 5000 Plano Parkway
Carrollton, TX 75010

Grantee's Name Thomas R. Head
 Mailing Address 3579 Burntleaf Ln
Hoover AL 35226

Property Address 709 Cahaba Manor Drive
Pelham AL 35124

Date of Sale _____
 Total Purchase Price \$ 57,500.00
 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 7/15/2019

Print Thomas R. Head

Unattested

 (verified by)

Sign Thomas R. Head

 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/22/2019 11:46:29 AM
 \$81.50 CHERRY
 20190722000259470

Allen S. Byrd

Form RT-1