

20190924000349520  
09/24/2019 03:52:43 PM  
DEEDS 1/3

Send tax notices to:

Steven Todd Diercks

624 Springbank Terrace

Birmingham, AL 35242

STATE OF ALABAMA )

COUNTY OF SHELBY )

**SPECIAL WARRANTY DEED**

**KNOWN ALL MEN BY THESE PRESENTS**, that for and in consideration of Ninety-Four Thousand Three Hundred Eighty Four And 00/100 Dollars (\$94,384.00) and other good and valuable consideration to the undersigned Federal Home Loan Mortgage Corporation (hereinafter referred to as Grantor), in hand paid by Steven Todd Diercks (hereinafter referred to as the 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 31, ACCORDING TO THE SURVEY OF THE REVISED MEADOWS, PLAT 2, AS RECORDED IN MAP BOOK 20, PAGES 26, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

**Property Address (For Informational Purposes): 218 Jasmine Drive, Alabaster, AL 35007**

**TO HAVE AND TO HOLD** unto said Grantee, his successors and assigns, in fee simple, forever.

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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, his successor and assigns forever.

Dated this 5th day of SEPTEMBER, 2019.

Executed pursuant to a Limited Power of  
Attorney recorded in Deed Book 20061012600507440  
Page 1  
County, Shelby Records

Federal Home Loan Mortgage Corporation  
Authorized Signer of National Default REO Services,  
LLC, A Delaware Limited Liability Company, as  
Attorney in Fact

By: Diana Barreneche V. P.

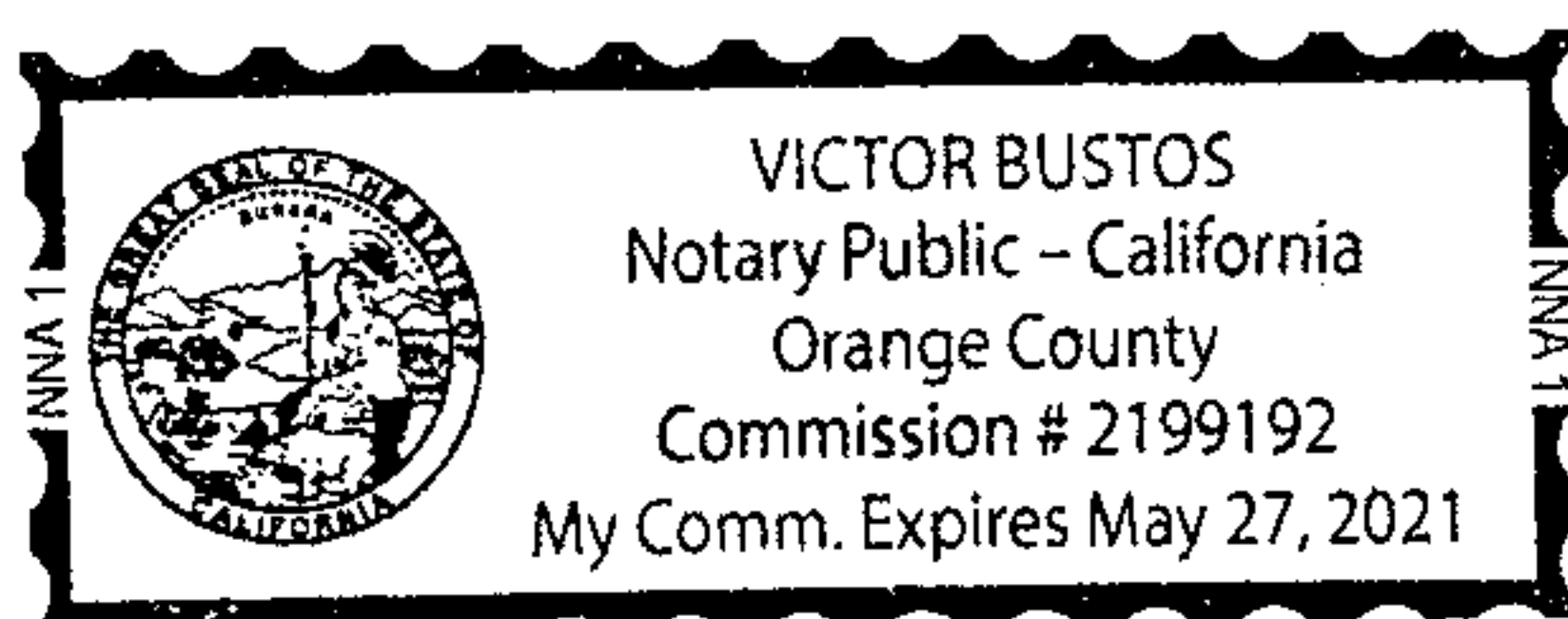
Diana Barreneche as Authorized  
Signer of National Default REO Services,  
LLC, A Delaware Limited Liability Company, as  
Attorney in Fact for Federal Home Loan Mortgage  
Corporation

STATE OF CALIFORNIA  
COUNTY OF ORANGE

I, the undersigned, a Notary Public, in and for said County, in said State, do hereby certify that DIANA BARRENECHE whose name as Authorized Signer of National Default REO Services, LLC, A Delaware Limited Liability Company, as Attorney in Fact acting in its capacity as Attorney-In-Fact is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of said 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 5th day of SEPTEMBER, 2019.

(SEAL)



[Signature]  
Notary Public

My commission expires: 05/27/2021

**PREPARED BY:**

Bright Line Title of Alabama, LLC  
Sady Mauldin  
1 Independence Plaza, Suite 416  
Birmingham, AL 35209  
BAL19-68224.02

**AFTER RECORDING RETURN TO:**

Bright Line Title of Alabama, LLC  
5404 Cypress Center Drive, Suite 150  
Tampa, FL 33609

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	Grantee's Name:	Steven Todd Diercks
Mailing Address:	8200 JONES BRANCH DRIVE Mc Lean, VA 22102	Mailing Address:	624 Springbank Terrace Birmingham, AL 35242
Property Address:	218 Jasmine Drive Alabaster, AL 35007	Date of Sale:	September 23, 2019
		Total Purchase Price:	\$94,384.00
		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 Other
- ☐ 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: 9/24/19

Unattested

AW

(verified by)

Print: John Pakizalo

Sign: 

AW

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/24/2019 03:52:43 PM  
S122.50 CHARITY  
20190924000349520

Allen S. Bezel