

20191021000386200
10/21/2019 08:27:48 AM
DEEDS 1/2

Send tax notices to:

WCB Realty CO
9000 Parkway East
Bham AL 35206

TU4920465

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS, that for and in consideration of One Hundred Fifty-Two Thousand Nine Hundred Seventy-Five And No/100 Dollars (\$152,975.00) and other good and valuable consideration to the undersigned Federal Home Loan Mortgage Corporation (hereinafter referred to as Grantor), in hand paid by WCB Realty Company, LLC, a Alabama Limited Liability Company (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:

* whose address is 500 Plano Pkwy, Carrollton, TX 75010

LOT 39, ACCORDING TO THE SURVEY OF SAVANNAH POINTE SECTOR VIII, AS RECORDED IN MAP BOOK 36, PAGE 58, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

* \$160,624.⁰⁰ of the above consideration being paid
By a purchase money mortgage be recorded simultaneously.

Property Address (For Informational Purposes): 1015 Maryanna Road, Calera, AL 35040

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 successor and assigns forever.

Dated this 16 TH day of SEPTEMBER, 2019.

Federal Home Loan Mortgage Corporation by
Authorized Signer of National Default REO Services,
LLC, a Delaware Limited Liability Company, as
Attorney-in-Fact, POA and Corp. Res. recorded in
Instrument No. _____ Book
_____, Page _____ in the Office of the Judge of
Probate of _____ County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/21/2019 08:27:48 AM
\$26.00 CHERRY
20191021000386200

Ann S. Byrd

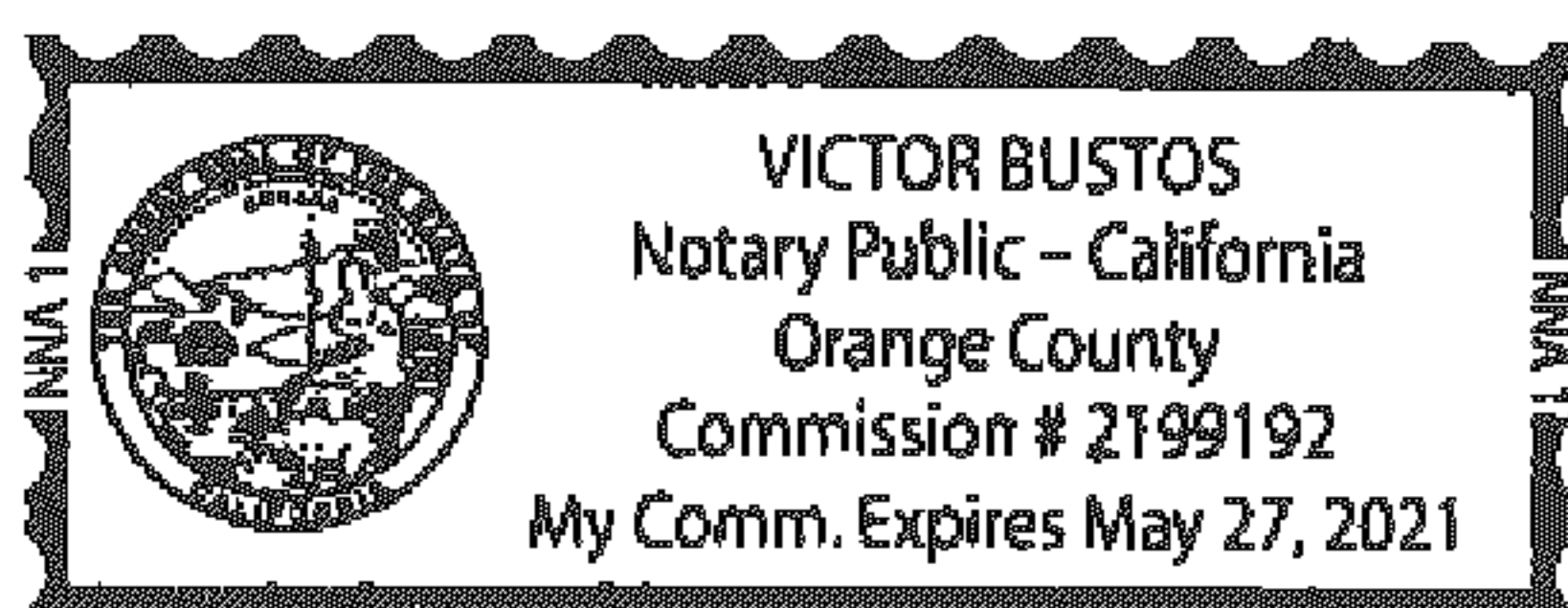
By: *Diana Barreneche*
Diana Barreneche Authorized Signer of
National Default REO Services, LLC, a Delaware
Limited Liability Company, as Attorney-in-Fact as
Attorney-in-Fact for Federal Home Loan Mortgage
Corporation.

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 16 TH day of SEPTEMBER, 2019.

(SEAL)



[Signature]
Notary Public VICTOR BUSTOS

My commission expires: 05/27/2021

PREPARED BY:
Bright Line Title of Alabama, LLC
Sady Mauldin
1 Independence Plaza, Suite 416
Birmingham, AL 35209

AFTER RECORDING RETURN TO:
Bright Line Title of Alabama, LLC
5404 Cypress Center Drive, Suite 150
Tampa, FL 33609