

Prepared by: Jonathan H. Kasper, Esq. McCalla Raymer Leibert Pierce, LLC Closing Department Two North Twentieth Street, Suite 1310 Birmingham, AL 35203	Send Property Tax Notice to: 188 Plum Creek Drive Vincent, AL 35178
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SPECIAL WARRANTY DEED

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other valuable considerations to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, **Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Seasoned Credit Risk Transfer Trust, Series 2018-1** (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **Ginger Hatfield** (hereinafter referred to as GRANTEE), his, her, or its heirs, transferees, and assigns, all right, title, interest and claim in or to the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Commence at the Northwest corner of Section 12, Township 19 South, Range 2 East, Shelby County, Alabama, marked by a 2 inch open top pipe; thence South 01 degrees, 04 minutes, 01 seconds East along the West line of aforesaid Section, a distance of 1,069.64 feet to the Southerly right-of-way line of County Road No. 60 (80 foot right-of-way); thence the following chord bearings and distances along said right-of-way; South 85 degrees, 31 minutes, 14 seconds East, a distance of 1,019.51 feet; thence leaving aforesaid right-of-way South 00 degrees, 00 minutes, 00 seconds East a distance of 713.63 feet; thence North 90 degrees, 00 minutes 00 seconds East, a distance of 246.18 feet to a point in the center line of a 60 foot wide ingress/egress and utility easement also being the POINT OF BEGINNING; thence South 00 degrees, 00 minutes, 00 seconds East a distance of 199.62 feet; thence South 11 degrees, 36 minutes, 05 seconds East a distance of 555.63 feet; thence North 80 degrees, 07 minutes, 35 seconds East a distance of 571.01 feet to a point in the center line of a 60 foot wide ingress/egress utility easement and being the point of curve of a non tangent curve to the right, of which the radius point lies North 43 degrees, 16 minutes, 15 seconds East, a radial distance of 275.00 feet; thence Northwesterly along aforesaid easement and along the arc, through a central angel of 40 degrees, 56 minutes, 22 seconds, a distance of 196.49 feet; thence North 05 degrees, 47 minutes, 23 seconds West a distance of 114.96 feet to a point of curve to the left having a radius of 1,000.00 feet and a central angle of 07 degrees, 07 minutes, 35 seconds; thence Northerly along the arc a distance of 124.38 feet; thence North 12 degrees, 54 minutes, 58 seconds West a distance of 124.92 feet to a point of curve to the left having a radius of 100.00 feet and a central angle of 92 degrees, 41 minutes, 44 seconds; thence Northwesterly along the arc a distance of 161.78 feet; thence South 74 degrees, 23 minutes, 18 seconds West a distance of 256.36 feet to a point of curve to the right having a radius of 125.00 feet and a central angle of 100 degrees, 43 minutes, 25 seconds; thence Northwesterly along the arc a distance of 219.74 feet to the point of beginning and containing 7.77 acres more or less.

Subject to all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

\$299,475.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the aforegranted real estate to GRANTEE, his, her, or its heirs, transferees, and assigns FOREVER IN FEE SIMPLE.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except there are no liens or encumbrances outstanding against the premises conveyed herein, which were created or suffered by the undersigned and not specifically excepted herein.

Property Address: 188 Plum Creek Drive, Vincent, AL  
35178  
File#: AL190100

IN WITNESS WHEREOF, Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Seasoned Credit Risk Transfer Trust, Series 2018-1 who is authorized to execute this conveyance, has hereto set its signature and seal, on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Federal Home Loan Mortgage Corporation, as  
Trustee for the benefit of the Seasoned Credit  
Risk Transfer Trust, Series 2018-1  
By: Specialized Loan Servicing LLC as Attorney  
in Fact

By: [Signature] (SEAL)  
Name: \_\_\_\_\_  
Title: Jeffrey Dowden, Assistant Vice President  
Specialized Loan Servicing, LLC as Attorney in Fact  
Attested: [Signature] (SEAL)  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

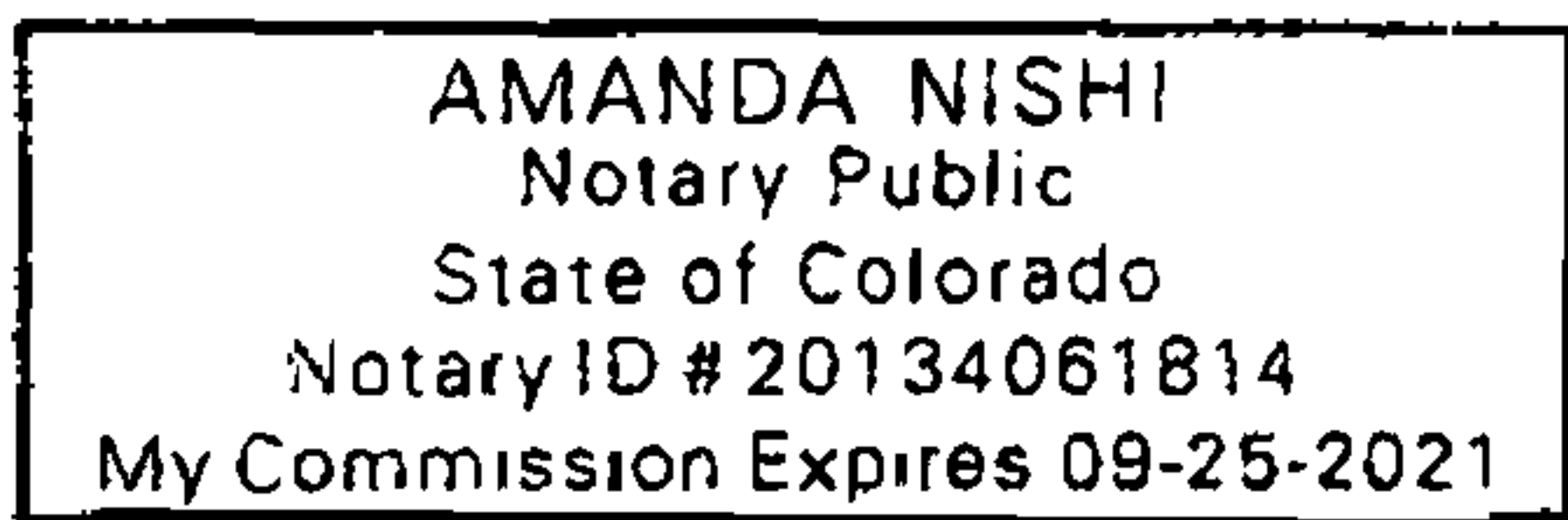
State of Colorado  
County of Douglas

I, Amanda Nishi the undersigned authority, a Notary Public, in and for said county, in said state, hereby certify that Jeffrey Dowden whose name as AVP of Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Seasoned Credit Risk Transfer Trust, Series 2018-1, is signed to the foregoing conveyance, and who is known to me or has produced NA as identification, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she as such officer with full authority, executed same voluntarily for and as the act of said corporation, acting in his/hers capacity as aforesaid on the day that bears the same date

GIVEN UNDER MY HAND AND OFFICIAL SEAL this the 30 day of September, 2019.

[Signature]  
Notary Public

My Commission expires: \_\_\_\_\_



\$299,475.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

**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 as Trustee for the benefit of the Seasoned Credit Risk Transfer Trust, Series 2018-1	Grantee's Name	Ginger Hatfield
Mailing Address	8742 Lucent Blvd, Ste 300 Highlands Branch, CO 80129	Mailing Address	1044 Seminole Place Calera, AL 35040
Property Address	188 Plum Creek Dr. Vincent, AL 35178	Date of Sale	October 28, 2019
		Total Purchase Price	\$305,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 of 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 October 30, 2019

Print Federal Home Loan Mortgage Corporation as Trustee for the benefit of the Seasoned Credit Risk Transfer Trust, Series 2018-1

\_\_\_\_\_ Unattested

Sign

*Amy L Borge*

\_\_\_\_\_  
(verified by)

\_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/31/2019 08:56:59 AM  
\$37.00 CATHY  
20191031000401740

*Allen S. Bayl*