

**20200110000015970**  
**01/10/2020 03:30:35 PM**  
**DEEDS 1/4**

Commitment Number: 191084743  
Seller's Loan Number: 1231943

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:  
ServiceLink, LLC  
1400 Cherrington Parkway  
Moon Township, PA 15108

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**13 8 28 1 001 024.044**

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**SPECIAL/LIMITED WARRANTY DEED**

**FEDERAL HOME LOAN MORTGAGE CORPORATION**, whose mailing address is **5000 Plano Parkway, Carrollton, TX 75010**, hereinafter grantor, for \$106,000.00 (One Hundred Six Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **AZIMA REAL ESTATE LLC**, hereinafter grantee, whose tax mailing address is **5100 GREYSTONE WAY, BIRMINGHAM, AL 35242**, the following real property:

**PROPERTY LOCATED IN SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS: LOT 2-A, ACCORDING TO A RESURVEY OF LOTS 1-6, BLOCK 3 OF A RESURVEY OF BRECKENRIDGE PARK, AS RECORDED IN MAP BOOK 10, PAGE 44, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. TAX ID: 13 8 28 1 001 024.044**

**Property Address is: 802 HILLSBORO LANE, HELENA, AL 35080**

Being the same property transferred from Cynthia D. Floyd, an unmarried person, to **FEDERAL HOME LOAN MORTGAGE CORPORATION** by Deed in Lieu of Foreclosure recorded on 09/12/2019 as Instrument Number **20190912000336020**.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

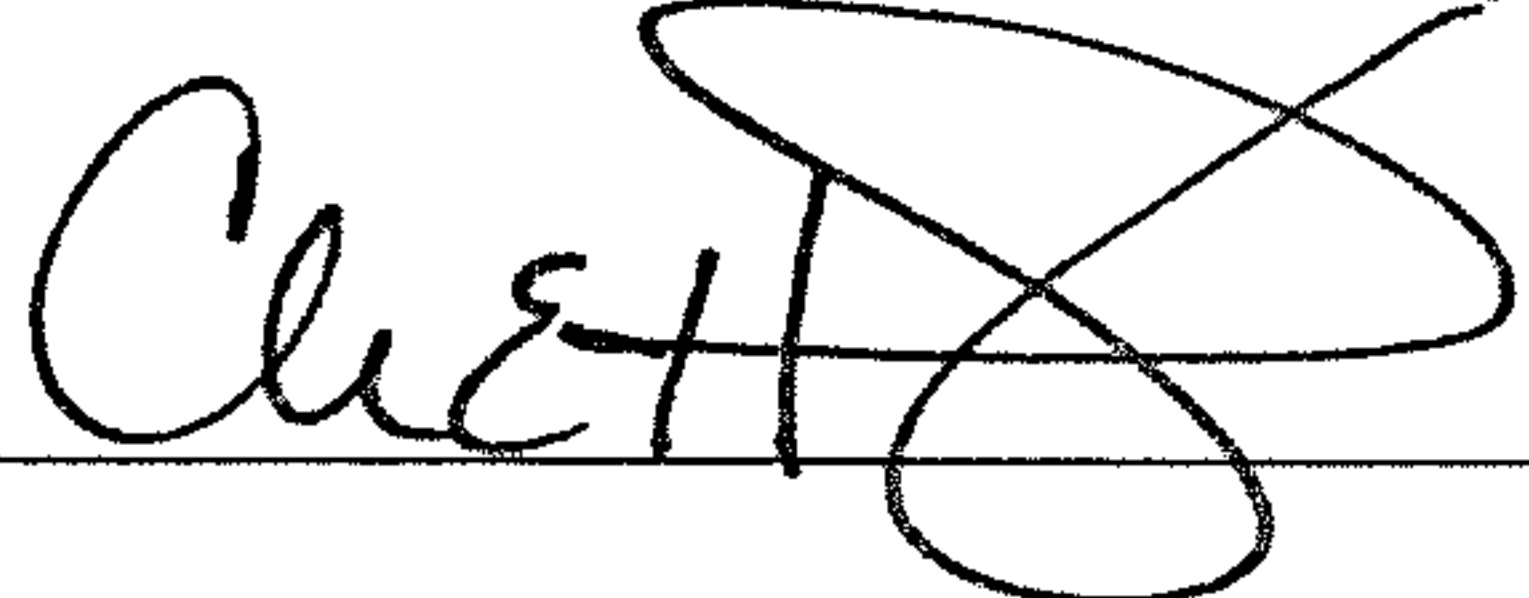
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Grantor will warrant and defend against all lawful claims of all persons claiming by, through or under grantor, and no others.

Executed by the undersigned on December 26<sup>th</sup>, 2019

Federal Home Loan Mortgage Corporation

By: ServiceLink, LLC its Attorney in Fact.

By: 

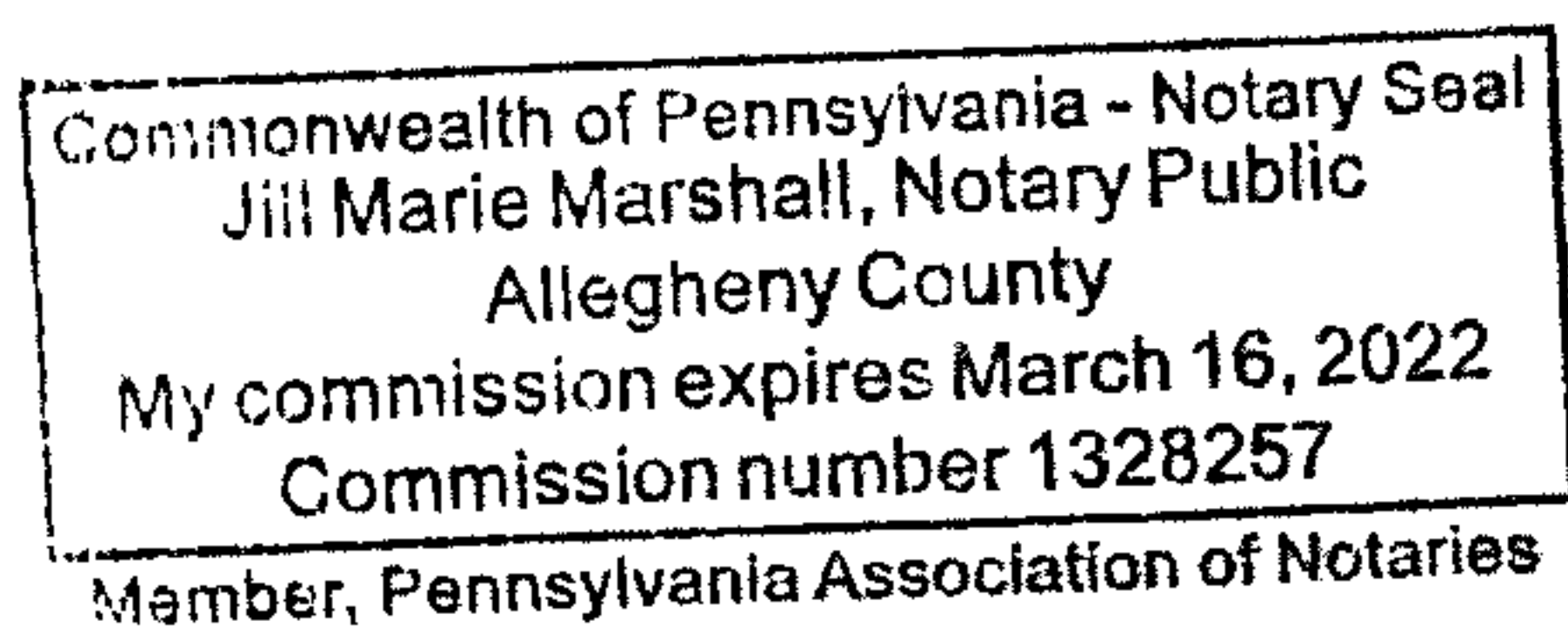
Print Name: Charles E. Hogue Jr.

Its: ASSISTANT VICE PRESIDENT

STATE OF Pennsylvania  
COUNTY OF Allegheny

The foregoing instrument was acknowledged before me on December 26<sup>th</sup>, 2019 by Charles E. Hogue Jr. AVP of ServiceLink, LLC on behalf of Federal Home Loan Mortgage Corporation as its Attorney in Fact, who is personally known to me or has produced NA as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Jill Marie Marshall  
Notary Public





**Real Estate Sales Validation Form***This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)*

Grantor's Name Federal Home Loan Mortgage Corporation

Grantee's Name Azima Real Estate, LLC

Mailing Address 5000 Plano Parkway  
Carrollton, Texas 75010  
Property Address 802 Hillsboro Lane  
Helena, Alabama 35080Mailing Address 3046 Arbor Bend  
Hoover, Alabama 35244  
Date of Sale 01/08/2020Total Purchase Price \$106,000.00

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)

☐ 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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 1-8-20Print Azima Real Estate, LLCUnattested

(verified by)

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/10/2020 03:30:35 PM  
\$137.00 CHERRY  
20200110000015970

Alicia S. Bayal