

File Number: DS7200-20000097

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350,  
West Chester, Ohio 45069 (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, Send To:

Title365/Recording Team

345 Rouser Rd., Building 5, Suite 300

Coraopolis, PA 15108

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**13-5-21-2-000-005-084**

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**SPECIAL WARRANTY DEED**

Exemption: Seller is exempt from payment of state taxes and tax stamps on deeds, mortgages and notes (12 U.S.C 1452(e)) and if payment of such state taxes or stamps is necessary to record deed or mortgage, the tax will be paid by the Purchaser and will not be considered part of closing costs.

**Federal Home Loan Mortgage Corporation**, hereinafter grantor, whose tax-mailing address is **5000 Plano Parkway Carrollton, TX 75010**, for \$198,000.00 (One Hundred Ninety Eight Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **Jason Cook and Brandy Cook**, hereinafter grantees, whose tax mailing address is **2001 Jackson Lane, Helena, AL 35080**, the following real property:

The land hereinafter referred to is situated in the **City of Helena, County of Shelby, State of AL**, and is described as follows: **Lot 74, according to the Survey of St. Charles Place, Phase 2, Sector 6, as recorded in Map Book 21, Page 77, in the Probate Office of Shelby County, Alabama.**

**Property Address is: 2001 Jackson Lane, Helena, AL 35080**

Prior instrument reference: 20200512000187780

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 grantees forever.

Grantor covenants to and agrees with Grantee, that Grantor will warrant and defend the property conveyed unto the Grantee, its successors and assigns, forever, against the lawful claims and demands of all persons claiming by, through, from, or under the Grantor and no others whatsoever.

Executed by the undersigned on February 5, 21  :

**Federal Home Loan Mortgage Corporation, by Title365 Company, by Power of Attorney**  
**\*POA ATTACHED AS EXHIBIT A**

By Melissa Plagman

Printed Name: Melissa Plagman

Its: Post Closing Associate, II

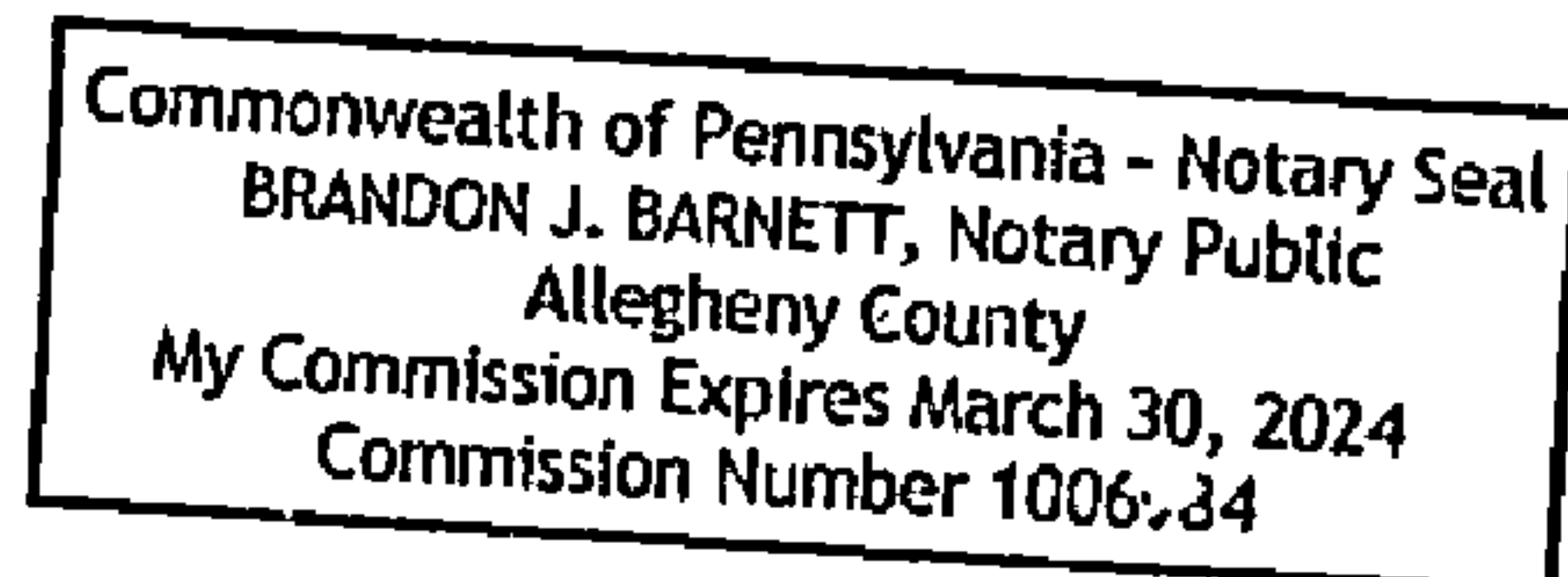
STATE OF Pennsylvania

COUNTY OF Allegheny

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Melissa Plagman its Post Closing Associate, II, on behalf of the Grantor **Title365 Company, by Power of Attorney for Federal Home Loan Mortgage Corporation** is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she executed the same in his/her capacity as Driver License and with full authority executed the same voluntarily for and as the act of said Grantor corporation, acting in its capacity as set out in the signature area above and as described in this acknowledgement/notarial statement on behalf of aforementioned Grantor corporation, as on the day the same bears date.

Given under my hand and official seal this 5 day of February, 21  

[Signature]  
Notary Public



**EXHIBIT A**

WHEN RECORDED MAIL TO: **20210309000117990 03/09/2021 03:07:27 PM DEEDS 4/5**

Federal Home Loan Mortgage Corporation  
5000 Plano Parkway  
Carrollton, TX 75010

USE SPACE ABOVE THIS LINE FOR RECORDER'S

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**LIMITED POWER OF ATTORNEY**

**KNOW ALL MEN BY THESE PRESENTS:** That the Federal Home Loan Mortgage Corporation ("Freddie Mac"), a federal instrumentality organized and existing under the laws of the United States of America, with its principal office located at 8200 Jones Branch Drive, McLean, VA 22102, and an office located at 5000 Plano Parkway, Carrollton, TX 75010, does hereby make, constitute and appoint Title365 Company, as attorney-in-fact and/or agent, to be authorized to act, do and perform, on behalf of Freddie Mac, with full power and authority to act for it, in its place and stead, any and all lawful acts, matters, and things whatsoever requisite, necessary, proper, or convenient to be done as fully as Freddie Mac might or could do itself for all intents and purposes, with regard to the matters listed below performed in connection with the sale of real estate owned by Freddie Mac:

**WITH REGARD TO REAL PROPERTY, to execute, to acknowledge, to seal, to deliver and to revoke**

- 1. Contracts of sale and other contractual documents related to the sale of 1-4 unit real estate, mobile homes, modular homes or manufactured homes owned by Freddie Mac;**
- 2. Deeds and instruments that convey title to 1-4 unit real estate, mobile homes, modular homes or manufactured homes owned by Freddie Mac;**
- 3. Documents required of Freddie Mac as a seller of real estate, mobile homes, modular homes or manufactured homes, or otherwise required to be prepared and executed in connection with the sale of such property, to include but not limited to a settlement statement; and**
- 4. Documents required of Freddie Mac to obtain, transfer and/or convey title or ownership rights to mobile homes, modular homes or manufactured homes.**

This power of attorney shall be effective from the date of execution hereof until such time as it is revoked in writing by Freddie Mac, and such revocation is filed for record in the office of the county in which such real property is situated. The revocation of such power of attorney shall only affect the specific parties, whether an entity, person, or individual, named in any revocation, and shall not affect or impair the powers of any entity, person, or individual not named. The revocation shall not affect any liability in any way resulting from transaction initiated prior to the revocation.

**IN WITNESS WHEREOF**, the grantor has caused this instrument to be executed by its authorized representative this 17th day of January, 2019.

FEDERAL HOME LOAN MORTGAGE CORPORATION

By: Judy Acquaye  
Printed Name: Judy Acquaye  
Title: Assistant Treasurer

ATTEST:

Debbie Haley

First Witness sign and print Name & Title  
Debbie Haley, Assistant Secretary  
in the state of Texas, Denton County

ATTEST:

Magda Rose

Second Witness sign and print Name & Title  
Magda Rose, Assistant Secretary  
in the state of Texas, Denton County

**Acknowledgement**

STATE OF TEXAS

)SS:

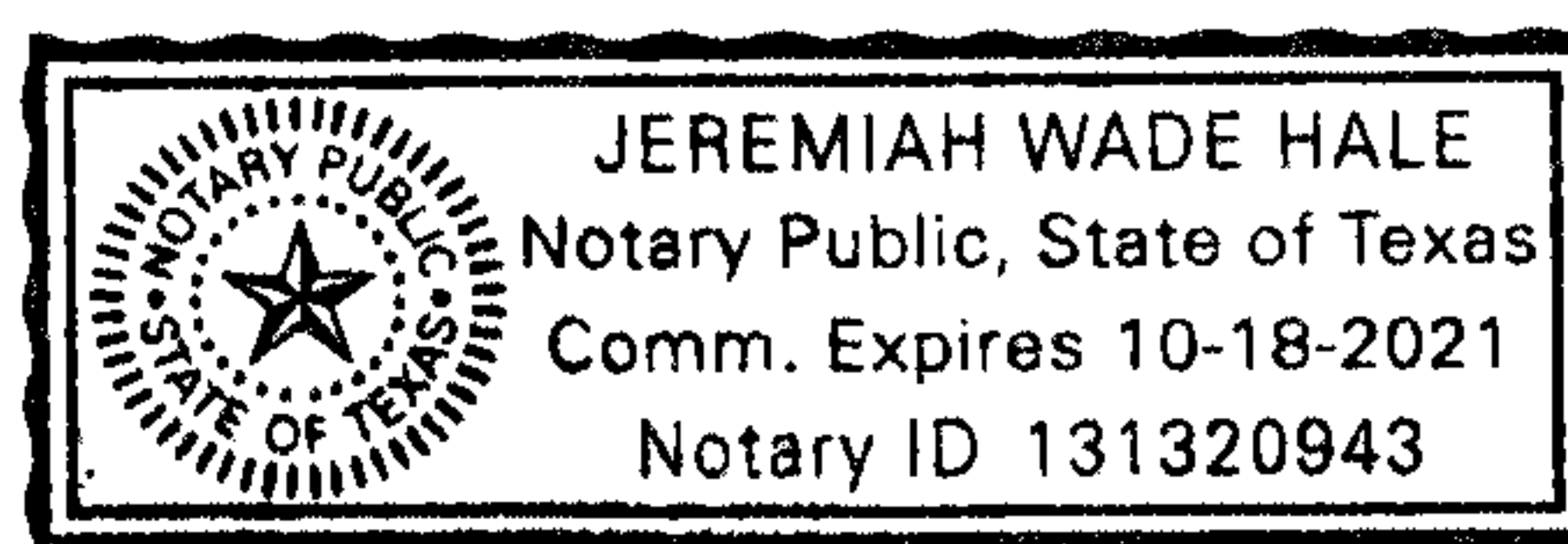
COUNTY OF DENTON

On this 17 day of January, 2019 before me a Notary Public of the state of Texas, personally came Judy Acquaye, Debbie Haley and Magda Rose known to me to be the persons whose names are subscribed to the within Limited Power of Attorney and to be the Assistant Treasurer and Assistant Secretaries of the said Federal Home Loan Mortgage Corporation, and each person acknowledged, under oath, to my satisfaction, that they executed same on behalf of such corporation, as the voluntary act of the corporation and for the purposes therein contained.

SIGNED AND SWORN TO BEFORE ME, I have set my hand and official seal.

Jeremiah Wade Hale  
Notary Public

My commission expires:



PAGE 2 OF 2 PAGE LIMITED POWER OF ATTORNEY



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/09/2021 03:07:27 PM  
\$64.00 CHERRY  
20210309000117990

Allen S. Bayl