

20220908000349840
09/08/2022 09:06:11 AM
DEEDS 1/4

AFTER RECORDING RETURN TO:
Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280479165

MAIL TAX STATEMENTS TO:
WCB REALTY COMPANY LLC
9000 Parkway East, Suite 101
Birmingham, AL 35206

This document prepared by:
George M. Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 10 5 16 0 004 010.000

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 10th day of August, 2022, by and between **FEDERAL HOME LOAN MORTGAGE CORPORATION**, located at 6555 Excellence Way, Plano, TX 75023, hereinafter referred to as Grantor(s) and **WCB REALTY COMPANY LLC**, located at 9000 Parkway East, Suite 101, Birmingham, AL 35206, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Three Hundred Twenty Four Thousand Two Hundred and 00/100 Dollars (\$324,200.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in Shelby County, State of Alabama:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 2524 Titonka Road, Birmingham, AL 35244

Prior instrument reference: Instrument Number: 20220621000247930, Recorded: 06/21/2022

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

**\$287,700.00 of the above consideration being paid by a
purchase money mortgage being recorded simultaneously here with.**

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 10th day of August, 2022

FEDERAL HOME LOAN MORTGAGE CORPORATION, BY RADIAN SETTLEMENT SERVICES INC., AS ATTORNEY-IN-FACT

By: Melissa Suzanne K
Name: Melissa Suzanne K
Title: Authorized Signer

The State of Pennsylvania
Allegheny County}

I, Deborah A. Walenchok, a Notary Public, in and for said County in said State, hereby certify that Federal Home Loan Mortgage Corporation by Melissa Suzanne K, whose name as Authorized Signer of RADIAN SETTLEMENT SERVICES INC., AS ATTORNEY-IN-FACT FOR FEDERAL HOME LOAN MORTGAGE CORPORATION, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said FEDERAL HOME LOAN MORTGAGE CORPORATION.

Given under my hand and seal this the 10th day of August, 2022.

Deborah A. Walenchok
Notary Public
Print Name: Deborah A. Walenchok
My commission expires: 03/03/2024

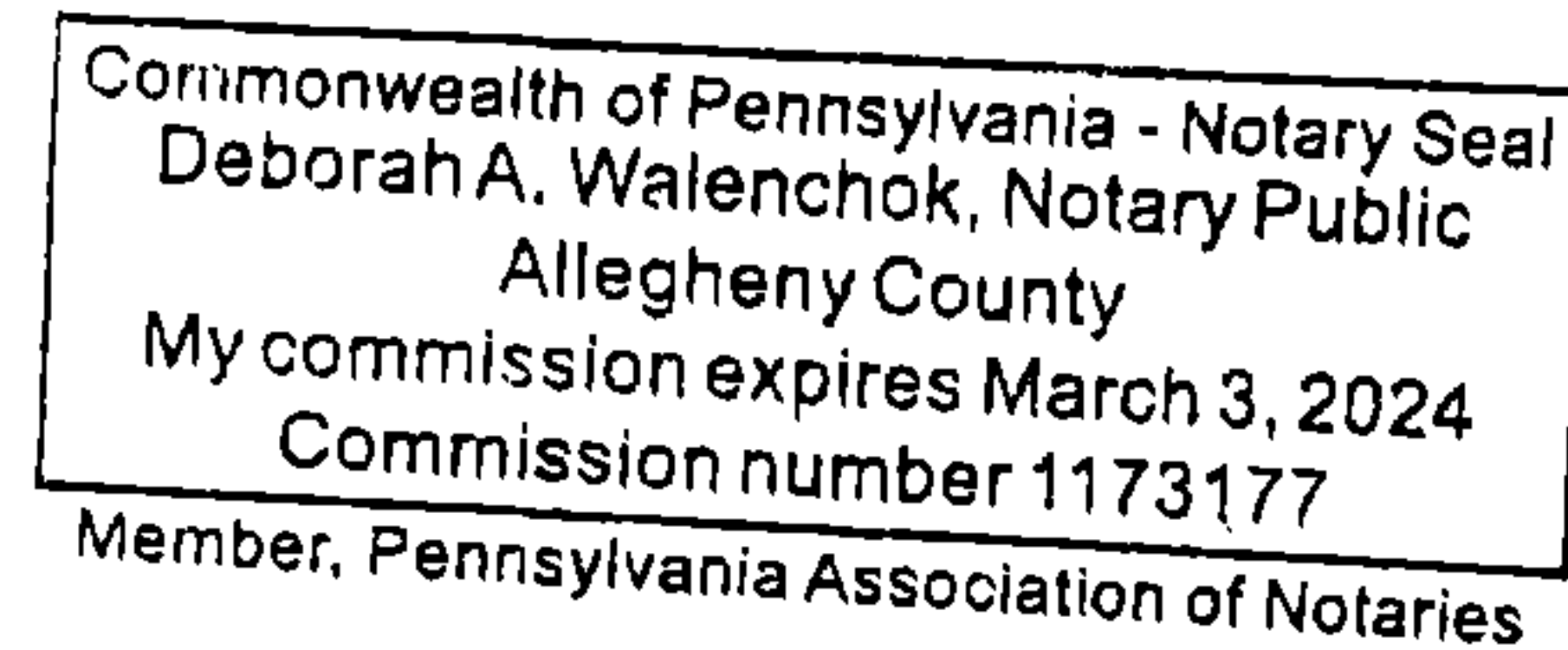


EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY,
STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

LOT 25A, A RESURVEY OF LOTS 25 AND 26, INDIAN VALLEY, THIRD SECTOR, AS RECORDED
IN MAP BOOK 40, PAGE 10, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PARCEL ID NUMBER: 10 5 16 0 004 010.000

PROPERTY COMMONLY KNOWN AS: 2524 TITONKA ROAD, BIRMINGHAM, AL 35244

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	WCB REALTY COMPANY LLC
Mailing Address	6555 Excellence Way Plano, TX 75023	Mailing Address	9000 Parkway East Suite 101 Birmingham, AL 35206

Property Address 2524 Titonka Road
Birmingham, AL 35244

Date of Sale

Total Purchase Price \$324,200.00

or

Actual Value \$

or

Assessor's Market Value \$



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/08/2022 09:06:11 AM
\$67.50 JOANN
20220908000349840

The purchase price or actual value *Miss S. Byrd* 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 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 8-10-22

Print

Sign

Melissa Susane K
Melissa Susane K

I Inattested