

The Mortgage amount applied towards the sales price
is \$220,000.00

Commitment Number: 220251694
Seller's Loan Number: 0023310014

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

After Recording Return To:
ServiceLink, LLC
1325 Cherrington Parkway
Coraopolis, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
09 9 29 0 001 018.001

SPECIAL/LIMITED WARRANTY DEED

FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2018-1 WHO ACQUIRED TITLE AS FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2018-1, whose mailing address is **3217 S. Decker Lake Dr., Salt Lake City, UT 84119,** hereinafter grantor, for \$170,000.00 (One Hundred Seventy Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **CLASSIC COLONIAL, LLC,** hereinafter grantee, whose tax mailing address is **8350 BEE RIDGE RD #357 SARASOTA, FL 34241-6312,** the following real property:

ALL OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER LYING NORTHEAST OF COUNTY ROAD 280 FORMERLY KNOWN AS OLD FLORIDA SHORT ROUTE HIGHWAY, SECTION 29, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA. SITUATED, LYING AND BEING IN SHELBY COUNTY, ALABAMA.

LESS & EXCEPT: A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS

FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN SOUTH ALONG THE EAST LINE OF SAID QUARTER-QUARTER FOR A DISTANCE OF 134.94 FEET TO A POINT; THENCE TURN WITH AN INTERIOR ANGLE LEFT OF 51 DEGREES, 41 MINUTES, 33 SECONDS FOR A DISTANCE OF 84.13 FEET TO A POINT; THENCE TURN WITH AN INTERIOR ANGLE RIGHT OF 104 DEGREES, 50 MINUTES, 38 SECONDS FOR A DISTANCE OF 105.92 FEET TO A POINT; THENCE TURN WITH AN INTERIOR ANGLE RIGHT OF 126 DEGREES, 50 MINUTES, 55 SECONDS FOR A DISTANCE OF 125.73 FEET TO A POINT ON THE NORTHEAST RIGHT OF WAY OF SHELBY COUNTY ROAD NO. 280; THENCE RUN NORTHWESTERLY ALONG SAID ROAD ALONG A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 532.96 FEET AND A CHORD DISTANCE OF 324.37 FEET TO A POINT ON THE NORTH LINE OF SAID QUARTER-QUARTER; THENCE RUN EAST ALONG THE NORTH LINE OF SAID QUARTER-QUARTER FOR A DISTANCE OF 314.61 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA. SITUATED, LYING AND BEING IN SHELBY COUNTY, ALABAMA.

BEING THE SAME PROPERTY AS CONVEYED FROM FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2018-1 BY: TIFFANY & BOSCO, P.A. ITS: ATTORNEY TO FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2018-1 AS DESCRIBED IN FORECLOSURE DEED, DATED 4/12/2022, RECORDED 4/13/2022, IN INSTRUMENT NUMBER 20220413000153350, SHELBY COUNTY RECORDS.

Property Address is: 12190 COUNTY ROAD 280, CHELSEA, AL 35043

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.

JUL 0 5 2023

Executed by the undersigned on _____:

FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2018-1 WHO ACQUIRED TITLE AS FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2018-1, By Select Portfolio Servicing, Inc., as Attorney in Fact

By:  JUL 0 5 2023

Name: Conrad Stribakos

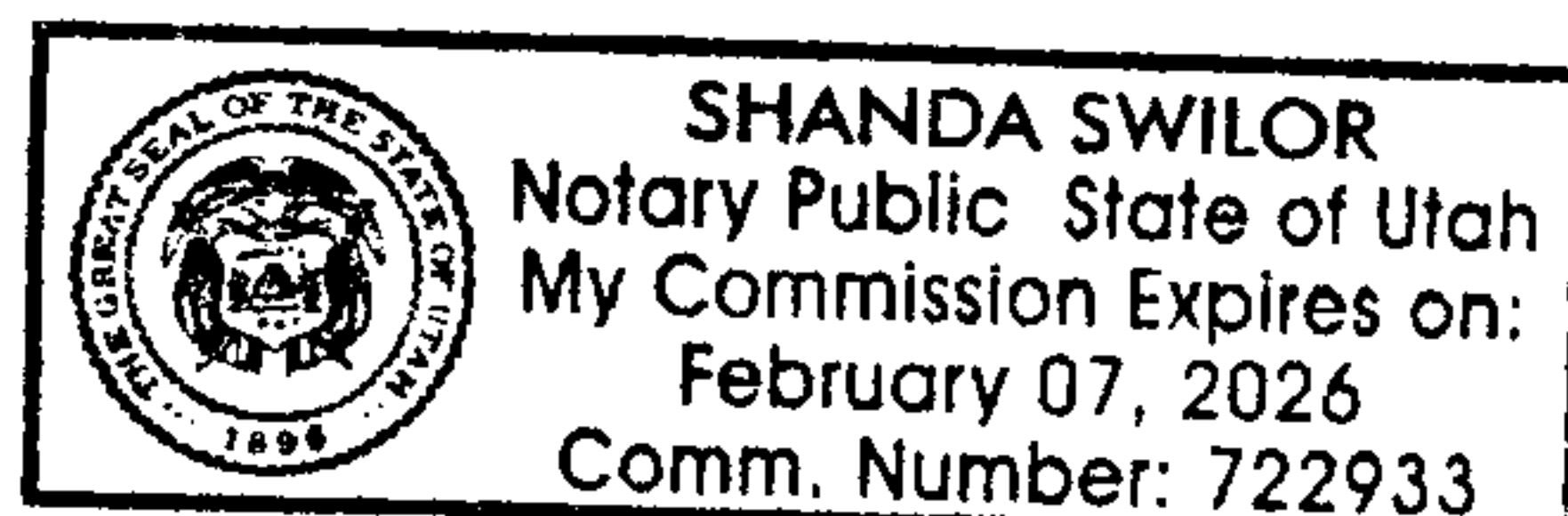
Its: DOC. CONTROL OFFICER

STATE OF Utah
COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me on July 5th, 2023. Before me, Shanda Swilor, a Notary Public of said State and County aforesaid, personally appeared Conrad Stribakos ☒ Its Document Control Officer on behalf of Select Portfolio Servicing, Inc., as Attorney in Fact for **FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2018-1 WHO ACQUIRED TITLE AS FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2018-1** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be Document Control Officer of Select Portfolio Servicing, Inc. its Attorney In Fact, and that he or she executed the foregoing instrument for the purposes contained herein by personally signing the above described instrument.

Given under my hand an official seal this JUL 0 5 2023

☒ Personally Known




Notary Public

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	Grantee's Name	COLONIAL INVESTORS LLC
Mailing Address	3217 S. Decker Lake Dr. Salt Lake City, UT 84119	Mailing Address	8350 BEE RIDGE RD #357 SARASOTA, FL 34241-6312
Property Address	12190 COUNTY ROAD 280 CHELSEA, AL 35043	Date of Sale	07/05/2023
		Total Purchase Price	\$170,000.00
		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
07/19/2023 03:16:51 PM
\$35.00 PAYGE
20230719000216010

Allen S. Byrd

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 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 07/17/2023

Print MICHAEL WEBB

☐ Unattested

[Signature]
(verified by)

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1