

)
)
)
)
)
)
)
)
)

STATE OF ALABAMA
SHELBY COUNTY

Return to:
Voxtur
5404 Cypress Center Drive, Suite 150
Tampa, FL 33609

Mail Tax Statements to:
Michael Eugene Ray
3923 Highway 61
Columbiana, AL 35051

File #: XAL23-65151

SPECIAL WARRANTY DEED

Know all men by these presents: That for and in consideration of forty two thousand six hundred and 00/100 (\$42,600.00) DOLLARS and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, Federal Home Loan Mortgage Corporation, whose post office address is 6555 Excellence Way, Plano, TX 75023 , (herein referred to as Grantor), does hereby grant, bargain, sell and convey to Michael Eugene Ray, whose address is 3923 Highway 61 Columbiana, AL 35051, (herein referred to as Grantee) the following lot or parcel of land, situated in Shelby County, Alabama, and being more particularly described as follows:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Property Address: 10255 N Main Street, Wilsonville, AL 35186
Parcel ID: # 20 1 01 1 001 002.000

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property

And Grantor does for Grantor and for Grantor's executors, and administrators covenant with the said GRANTEE, Grantee's heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that Grantor is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell, that the executors and administrators shall specially warrant and defend same to said Grantee, Grantee's heirs and assigns forever, against lawful claims of all persons.

To have and to hold unto the said Grantee forever.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal this 2nd day of October, 2023.

Leslie White
Witness

Leslie White
Printed Name

Tiffany Dettoney
Witness

Tiffany Dettoney
Printed Name

STATE OF Texas}

COUNTY OF Dallas}

I, a Notary Public, in and for said County in said State, hereby certify that Jose Gomez whose name as Authorized Signer of National Default REO Services, LLC A Delaware Limited Liability Company as Attorney in Fact for Federal Home Loan Mortgage Corporation, is signed to the foregoing instrument or conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 2 day of October, 2023

Elizabeth Ryan
NOTARY PUBLIC
Print Name Elizabeth Ryan
My Commission Expires: 5-2-2024

Prepared By:
Ofori Law Firm LLC
Joey N. Ofori, Esq
11215-B Lockwood Drive
Silver Spring, MD 20901

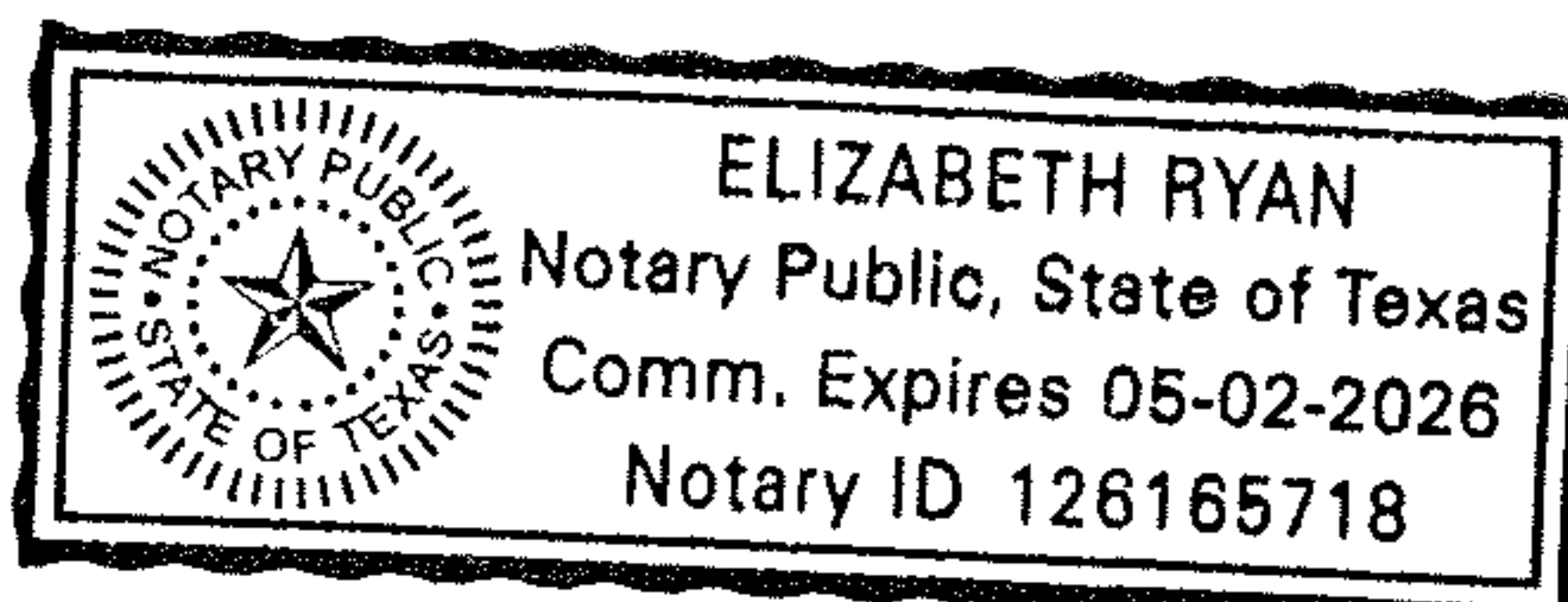


EXHIBIT "A"

THE FOLLOWING DESCRIBED PROPERTY SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 1 EAST BEING MONUMENTED WITH AN OLD GUN BARREL DRIVEN IN THE GROUND; THENCE RUN WEST ALONG THE NORTH BOUNDARY LINE OF SAID SECTION 1, A DISTANCE OF 175.42 FEET TO A POINT ON THE WEST 40 FOOT RIGHT-OF-WAY LINE OF COUNTY HIGHWAY NO. 61 AND BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUE ALONG THE SAID NORTH BOUNDARY LINE OF SECTION 1, A DISTANCE OF 321.82 FEET TO A 1/2" IRON ROD IN PLACE; THENCE TURN AN ANGLE OF 89°50'02" TO THE LEFT AND RUN SOUTHERLY A DISTANCE OF 120.00 FEET TO A #5 CAPPED RE-BAR (STAMPED #12487); THENCE TURN AN ANGLE OF 90°06'03" TO THE LEFT AND RUN EASTERLY A DISTANCE OF 349.73 FEET TO A #5 RE-BAR (STAMPED #12487) ON THE WEST 40 FOOT RIGHT-OF-WAY LINE OF COUNTY HIGHWAY NO. 61; THENCE TURN AN ANGLE OF 102°57'22" TO THE LEFT AND RUN NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 108.17 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT; THENCE CONTINUE IN THE SAME DIRECTION ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 15.34 FEET TO THE POINT OF BEGINNING. SAID PARCEL IS LOCATED IN THE NE 1/4 OF NE 1/4, SECTION 1, TOWNSHIP 21 SOUTH, RANGE 1 EAST.

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/12/2023 11:16:02 AM
 \$74.00 JOANN
 20231012000302680



Allen S. Bayl

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
 Mailing Address 6555 Excellence Way
Plano, TX 75023

Grantee's Name Michael Eugene Ray
 Mailing Address 3923 Highway 61
Columbiana, AL 35051

Property Address 10255 N Main Street
Wilsonville, AL 35186

Date of Sale 10/2/2023

Total Purchase Price \$ 42,600.00

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

☐ Appraisal

☐ Sales Contract

☐ Other _____

☒ 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 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 _____

Print Lisa Lewis

 Unattested

(verified by)

Sign Lisa Lewis

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1