

AFTER RECORDING RETURN TO:

Radian Settlement Services Inc.  
1000 GSK Drive, Suite 210  
Coraopolis, PA 15108  
File No. 1280657431-1

MAIL TAX STATEMENTS TO:

Madison Kendall Jeanette Johnson and Tristan James Johnson  
565 Southern Hills Drive  
Calera, AL 35040

This document prepared by:

George M. Vaughn, Esq.  
8940 Main Street  
Clarence, NY 14031  
866-333-3081

Parcel ID No.: 28 3 05 0 001 020 031

**SPECIAL WARRANTY DEED**

THIS DEED made and entered into on this 7<sup>th</sup> day of February, 2025, by and between **FEDERAL HOME LOAN MORTGAGE CORPORATION**, located at 6555 Excellence Way, Plano, TX 75023, hereinafter referred to as Grantor(s) and **Madison Kendall Jeanette Johnson and Tristan James Johnson, wife and husband, for and during their joint lives, and upon the death of either of them, then to the survivor of them**, residing at 565 Southern Hills Drive, Calera, AL 35040, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Two Hundred Fifty Eight Thousand and 00/100 Dollars (\$258,000.00), 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 AL:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 565 Southern Hills Drive, Calera, AL 35040

Prior instrument reference: Instrument No. 20240812000249160, Recorded: 08/12/2024

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.

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 7<sup>th</sup> day of February, 2025.

**FEDERAL HOME LOAN MORTGAGE CORPORATION, by Radian Settlement Services Inc as Attorney in Fact**

Brian Stultz  
Name: **Brian Stultz**  
Title: **Closing Agent**

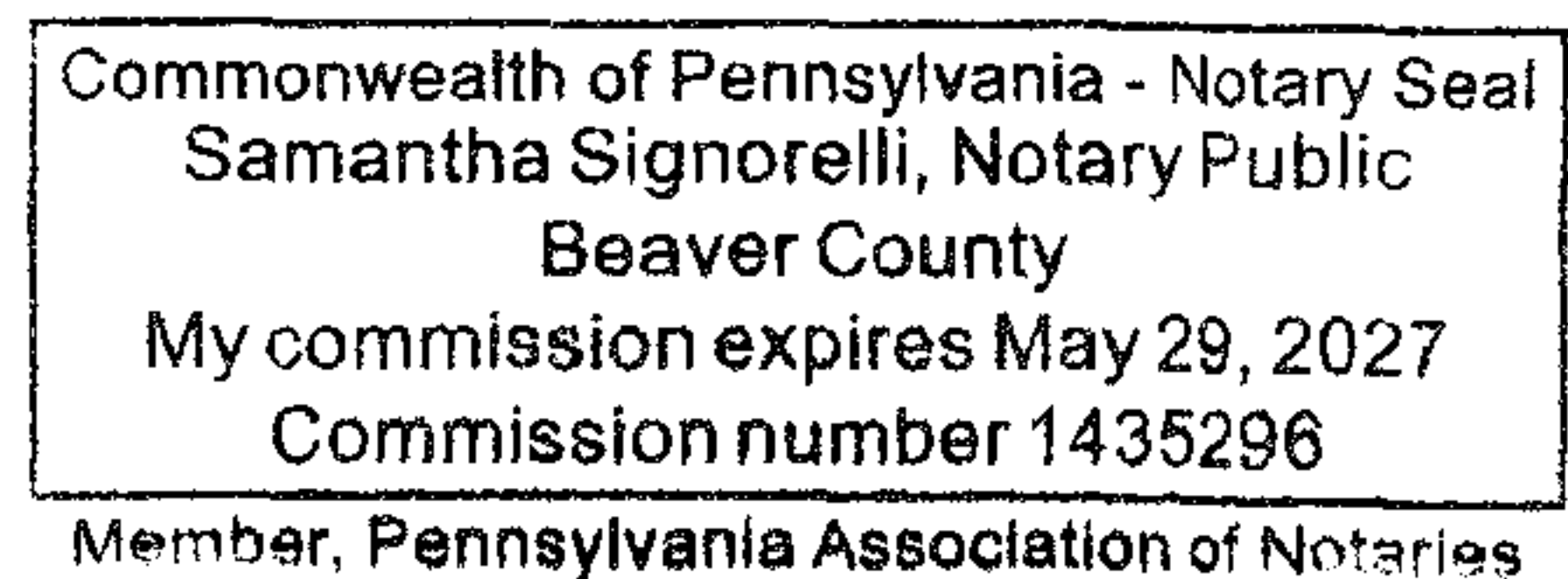
STATE OF Pennsylvania  
COUNTY OF Beaver

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **Brian Stultz** whose name as **Closing Agent** of **FEDERAL HOME LOAN MORTGAGE CORPORATION, by Radian Settlement Services Inc as Attorney in Fact** 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 7<sup>th</sup> day of February, 2025.

Samantha Signorelli  
NOTARY PUBLIC Samantha Signorelli

My commission expires: 5/29/27



No title exam performed by the preparer. Legal description and party's names provided by the party.

**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 32, ACCORDING TO THE MAP AND SURVEY OF SOUTHERN HILLS, AS RECORDED IN  
MAP BOOK 7, PAGE 72, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY,  
ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

MINERAL AND MINING RIGHTS EXCEPTED.

Parcel ID: 283050001020031

Property commonly known as: 565 Southern Hills Drive, Calera, AL 35040

**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	Madison Kendall Jeanette Johnson & Tristan James Johnson
Mailing Address	6555 Excellence Way	Mailing Address	565 Southern Hills Drive
	Plano, TX 75023		Calera, AL 35040
Property Address	565 Southern Hills Drive	Date of Sale	02/07/2025
	Calera, AL 35040	Total Purchase Price \$	\$258,000
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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	02/19/2025	Print	Brian Stultz
Unattested		Sign	Brian Stultz
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one





**ALABAMA DEPARTMENT OF REVENUE**  
**INDIVIDUAL & CORPORATE TAX DIVISION**  
**WITHHOLDING TAX SECTION**  
P.O. Box 327480 • Montgomery, AL 36132-7480  
[www.revenue.alabama.gov](http://www.revenue.alabama.gov)

**Form NR-AF3**

1/14

## Seller's Certificate of Exemption

SELLER'S NAME (AND SPOUSE'S NAME, IF JOINTLY OWNED)

**FEDERAL HOME LOAN MORTGAGE CORPORATION**

SELLER'S IDENTIFICATION NUMBER (SSN OR FEIN)\*

**52-0904874**

SPOUSE'S IDENTIFICATION NUMBER (IF JOINTLY OWNED)\*

STREET ADDRESS

**6555 Excellence Way**

CITY

**Plano**

STATE

**TX**

ZIP

**75023**

### INSTRUCTIONS

This form is provided for the convenience of the seller and the protection of the buyer, to be executed in sales or transfers of real property by nonresidents when the seller is exempt from the withholding requirements imposed by the Alabama Department of Revenue pursuant to Section 40-18-86, *Code of Alabama 1975*. This form is not required to be used or submitted to the Department, but the seller may wish to execute this form or a similar document to protect all parties to the transaction. The buyer may rely on the seller's affidavit unless the buyer knows or should know, based on the buyer's knowledge at the time of closing, that statements made on the affidavit are false. The buyer has no duty to investigate the statements made on a seller's affidavit. To execute this form, the seller is to initial any statement which applies. If any one of the statements below applies to the seller, the transaction is exempt.

**\*For privacy and confidentiality purposes, the SSN or FEIN of the seller and of the buyer may be omitted or deleted from copies of all documents exchanged between the parties involved. However, all documents required to be submitted to the Alabama Department of Revenue must contain the complete SSN or FEIN information on the original copy mailed to the Department.**

This is to certify that the seller of this property is not a resident of Alabama, but is exempt from the withholding provisions of the Alabama Department of Revenue Section 40-18-86 by virtue of the following:

- ☐ The property being sold is the seller's principal residence and none of the gain is required to be included in federal adjusted gross income.
- ☐ The seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
- ☐ The seller or buyer is an agency or authority of the United States of America or the State of Alabama.
- ☒ The seller or buyer is the Federal National Mortgage Association, the Government National Mortgage Association, or the Federal Home Loan Mortgage Corporation.
- ☐ The seller or buyer is a private mortgage insurance company.
- ☒ The purchase price of the property is less than \$300,000.00.
- ☐ The seller is an S corporation or a partnership subject to withholding under Section 40-18-86, and an Alabama composite return filed on behalf of the nonresident shareholders, members, or partners.
- ☐ The seller is a tax exempt organization, and the income from this sale is not subject to Alabama income tax.
- ☐ The seller is an insurance company which pays to Alabama a tax on its premium income.
- ☐ The seller is a financial institution, as defined under Section 40-16-1, subject to Alabama's Financial Institution Excise Tax.
- ☐ The transaction is a non-recognition transaction such as a like kind exchange where gain is realized by the seller but completely not recognized for Alabama income tax purposes.
- ☐ The transaction is a transfer of a limited interest in real property, including easements, rights of way, mortgages or other instruments that secure indebtedness, or leases (not including capital leases).



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/28/2025 08:12:10 AM  
\$35.00 BRITTANI  
20250228000058660

*Brittani*

Under penalties of perjury, I swear that the above information is to the best of my knowledge and belief, true, correct, and complete.

FEDERAL HOME LOAN MORTGAGE CORPORATION

*Brian Stultz, Closing Agent***02/07/2025**

SELLER'S SIGNATURE (AND TITLE, IF APPLICABLE)

by Brian Stultz closing agent for Radian Settlement Services Inc., as Attorney in Fact

SPOUSE'S SIGNATURE (AND TITLE, IF APPLICABLE)

DATE

Sworn to and subscribed before me this

**7th** day of **February**, **2025**

*Samantha Signorelli*  
Samantha Signorelli  
Notary Public  
My commission expires **5/29/27**

Commonwealth of Pennsylvania - Notary Seal  
Samantha Signorelli, Notary Public  
Beaver County  
My commission expires May 29, 2027  
Commission number 1435296  
Member, Pennsylvania Association of Notaries