

AFTER RECORDING RETURN TO:
Radian Settlement Services Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280615095-1

MAIL TAX STATEMENTS TO:
Shae Steele
830 Willow Oak Drive
Hoover, AL 35244

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

Parcel ID No.: 11-7-25-0-001-001.040

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 10th day of March, 2025, by and between **FEDERAL HOME LOAN MORTGAGE CORPORATION**, located at 6555 Excellence Way, Plano, TX 75023, hereinafter referred to as Grantor(s) and **Shae Steele, unmarried**, residing at 830 Willow Oak Drive, Hoover, AL 35244, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Three Hundred Sixty Four Thousand Nine Hundred and 00/100 Dollars (\$364,900.00), 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: 830 Willow Oak Drive, Hoover, AL 35244

Prior instrument reference: Instrument No. 20240718000219760, Recorded: 7/18/2024

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 10th day of March, 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 ALLEGHENY

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 10th day of MARCH, 2025.

K. Love
 NOTARY PUBLIC

My commission expires: OCT. 21ST, 2025

| |
|---|
| Commonwealth of Pennsylvania - Notary Seal KRISTIN A LOVE - Notary Public Allegheny County My Commission Expires October 21, 2025 Commission Number 1408962 |
|---|

POA RECORDED In Shelby County records on 2/28/2025 in Doc #20250228000058000.

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

EXHIBIT A
LEGAL DESCRIPTION

LOT 4, ACCORDING TO THE MAP OR SURVEY OF SIXTH ADDITION TO RIVERCHASE COUNTRY CLUB, AS RECORDED IN MAP BOOK 7. PAGE 93, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Parcel ID: 11-7-25-0-001-001.040

Property Address: 830 Willow Oak Dr., Hoover, 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 _____
 Mailing Address 6555 Excellence Way
Plano, TX 75023

Grantee's Name _____
 Mailing Address 830 Willow Oak Drive
Hoover, AL 35244

Property Address 830 Willow Oak Drive
Hoover, AL 35244

Date of Sale _____
 Total Purchase Price \$364,900.00

 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 3/10/2025

Print Brian Stultz

____ Unattested _____
 (verified by)

Sign Brian Stultz
 (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

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)*

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 company.
- ☐ The purchase price of the property is \$0.00.
- ☐ The seller is an S corporation or a partnership withholding under Section 40-18-86, and an Alabama composite return will be filed on behalf of the nonresident shareholders, or partners.
- ☐ The seller is a tax exempt organization from this sale of 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

03/26/2025 03:36:28 PM

\$399.00 JOANN

20250326000091650

Alicia S. Bayl

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

3/10/2025

SELLER'S SIGNATURE (AND TITLE, IF APPLICABLE)

DATE

SPOUSE'S SIGNATURE (AND TITLE, IF APPLICABLE)

DATE

Sworn to and subscribed before me this

10TH day of MARCH 2025

Notary Public

My commission expires 10/21/2025

