

Commitment Number: 240116327
Seller's Loan Number: 1286137

AFTER RECORDING RETURN TO:
VITALIK DAVIE
134 PEBBLE LN
Alabaster, AL 35007

MAIL TAX STATEMENTS TO:
VITALIK DAVIE
134 PEBBLE LN
Alabaster, AL 35007

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

Parcel ID No.: 23 2 03 4 002 005.000

SPECIAL WARRANTY DEED

Grantor is exempt from all taxation imposed by any state, county, municipality or local taxing authority, except for real property taxes. Thus, Grantor is exempt from any and all transfer taxes. See, 12 U.S.C. 1723a(c)(2).

THIS DEED made and entered into on this 30th day of JUNE, 2025, by and between **FEDERAL HOME LOAN MORTGAGE CORPORATION**, whose mailing address is 6555 Excellence Way, Plano, TX 75023, hereinafter referred to as Grantor(s) **VITALIK DAVIE**, whose mailing address is 134 PEBBLE LN, Alabaster, AL 35007, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Two Hundred Forty Five Thousand Dollars and Zero Cents (\$245,000.00), 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 Alabama:

LOT 5, ACCORDING TO THE SURVEY OF OAKWOOD VILLAGE, PHASE ONE, AS RECORDED IN MAP BOOK 19 PAGE 163, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA

BEING THE SAME PROPERTY AS CONVEYED FROM MICHAEL LINDSEY, AS ATTORNEY FOR SPECIALIZED LOAN SERVICING LLC TO FEDERAL HOME LOAN MORTGAGE CORPORATION AS DESCRIBED IN FORECLOSURE DEED, DATED 02/22/2024, RECORDED 02/23/2024, IN INSTRUMENT NO. 20240223000046930, SHELBY COUNTY RECORDS.

Property commonly known as: 134 PEBBLE LN, Alabaster, AL 35007

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 30th day of JUNE, 2025.

FEDERAL HOME LOAN MORTGAGE CORPORATION, By ServiceLink, LLC, as Attorney-in-Fact

By: _____

Name: Charles E. Hogue Jr.

Title: ASSISTANT VICE PRESIDENT

STATE OF Pennsylvania

COUNTY OF Allegheny

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Charles E. Hogue Jr., whose name as

ASSISTANT VICE PRESIDENT of **ServiceLink, LLC, 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 30th day of JUNE, 2025.

Alyssa Marie Bresnay
NOTARY PUBLIC

My Commission Expires

My commission expires: May 24, 2028

Commonwealth of Pennsylvania - Notary Seal
Alyssa Marie Bresnay, Notary Public
Allegheny County
My commission expires May 24, 2028
Commission number 1447805
Member, Pennsylvania Association of Notaries

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 and CORPORATION**Grantee's Name **VITALIK DAVIE**Mailing Address **6555 EXCELLENCE WAY
PLANO, TX 75023**Mailing Address **134 PEBBLE LN
ALABASTER, AL 35007**Property Address **134 PEBBLE LN
ALABASTER, AL 35007**Date of Sale **July 2, 2025**Total Purchase Price **\$245,000.00**

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☐ 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 **July 2, 2025**Print **Malcolm S. McLeod**☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/03/2025 03:31:38 PM
\$32.00 JOANN
20250703000203290

Allen S. Bayl