

Prepared by:
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MCCALLA RAYMER LEIBERT PIERCE, LLP
505 20th Street N, Suite 1775
Birmingham, AL 35203
File Number: 25-07177AL / Davis

Send Property Tax Notice to:
Federal Home Loan Mortgage
Corporation
c/o Radian Real
Estate Management 7730 South
Union Park Avenue, Suite 400
Midvale, UT 84047

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other valuable considerations to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, **PNC Bank, National Association**, (hereinafter referred to as "GRANTOR"), does hereby grant, bargain, sell and convey unto **Federal Home Loan Mortgage Corporation** 1410 Springs Hill Road, McLean, VA 22102 all right, title, interest and claim in or to the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Unit "D", Building 9, Phase 2, of Chandalar South Townhouses, located in the Southwest 1/4 of the Southeast 1/4 of Section I, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of said 1/4 - 1/4 Section; thence in a Northerly direction along the East line of said 1/4 - 1/4 Section a distance of 883.73 feet; thence 90° left, in a Westerly direction, a distance of 194.64 feet to the Point of Beginning, said point being the Southeasterly fence corner of said Building 9; thence 85 degrees 51' right, in a Northwesterly direction, along the outside face of the Northeasterly fence wall and fence of said Unit "D", a distance of 67.64 feet to the outside face of the Northeasterly fence corner of said Building 9; thence 90 degrees left, along the outside face Of the Northwesterly fence of said Building 9, in a Southwesterly direction, a distance of 16.7 feet to the Southeasterly corner of a utility building; thence 90 degrees right, in a Northwesterly direction, along the Northeasterly wall of said utility building, a distance of 4.3 feet to the Northeasterly corner of said utility building; thence 90 degrees left, in a Southwesterly direction along the Northwesterly wall of said utility building, a distance of 6.4 feet, to the Northwesterly corner of said utility building; thence 90 degrees left, in a Southeasterly direction, along the Southeasterly wall of said utility building, a distance of 4.3 feet to the outside face of said Northwesterly fence of said building 9; thence 90 degrees right, in a Southwesterly direction along the outside face of said Northwesterly fence, a distance of 1.05 feet to the intersection of the centerline of the fence common to Units "D" and thence 90 degrees left, in a

Southeasterly direction along said centerline of said common fence, party wall common to Units "D" and "C", and said common fence, a distance of 67.64 feet to the outside face of said Southeasterly fence of said Building; thence 90 degrees left, in a Northeasterly direction, along outside face of said Southeasterly fence, a distance of 24.15 feet to the Point of Beginning.

TO HAVE AND TO HOLD, the said property hereinabove described, together with all and singular the rights, members and appurtenances thereunto appertaining to the only proper use, benefit and behoof of the said Grantee, their successors and assigns, in FEE SIMPLE; and the said Grantor specially warrants the title to the said bargained property above described against the lawful claims of all persons claiming by, through and under the Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO ANY RIGHT OF REDEMPTION ARISING BY VIRTUE OF THE FORECLOSURE OF A MORTGAGE EVIDENCED BY THAT CERTAIN FORECLOSURE DEED RECORDED ON SEPTEMBER 16, 2025, IN INSTRUMENT NO. 20250916000279280 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

PNC Bank, N.A.
IN WITNESS WHEREOF, _____ (Grantor), by Brandy B. Baker, its Authorized Signer, who is
authorized to execute this conveyance, has hereto set its signature, on this 9th day of
October, 2025.

PNC Bank, National Association

By: [Signature]
Name: Brandy B. Baker
Title: Authorized Signer

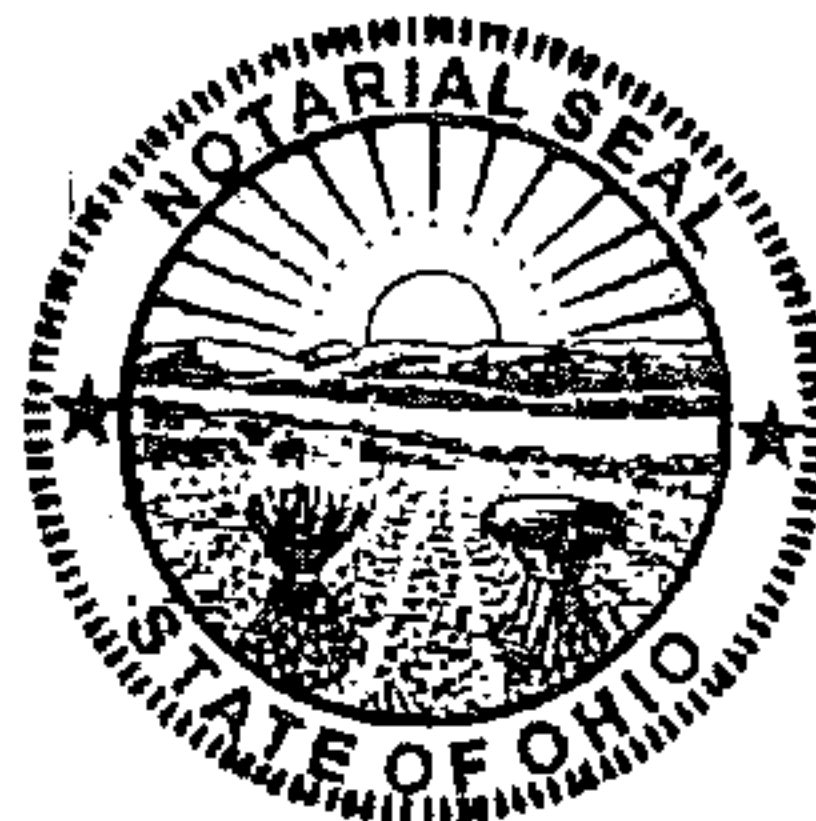
THE STATE OF Ohio
COUNTY OF Cuyahoga

I, the undersigned Notary Public, in and for said county, in said state hereby certify that
Brandy B. Baker who is Authorized Signer of PNC Bank, National Association is
signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being
informed of the contents of the conveyance, she as such Brandy B. Baker with full authority,
as the act of Authorized Signer for PNC Bank, National Association.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this the 9th day of
October, 2025.

[Signature]
NOTARY PUBLIC

My Commission expires: February 24, 2030



AIMEE DIANE SUMITRA
Notary Public, State of Ohio
My Commission Expires:
February 24, 2030

Real Estate Sales Validation Form
<i>This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1</i>

Grantor's Name	PNC Bank, National Association	Grantee's Name	Federal Home Loan Mortgage Corporation.
Mailing Address	3232 Newmark Drive Miamisburg, OH 45342	Mailing Address	1410 Springs Hill Road McLean, VA 22102
Property Address	1892 Chandalar Ct Pelham, AL 35124	Date of Sale	September 9, 2025
		Total Purchase price	\$114,525.50
		or	
		Actual Value	
		or	
		Assessed 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 FC Sale
☐ 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.

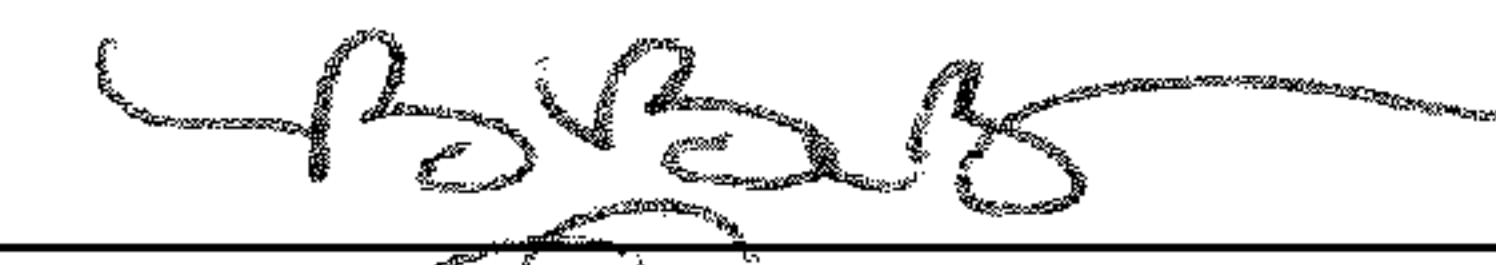
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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).

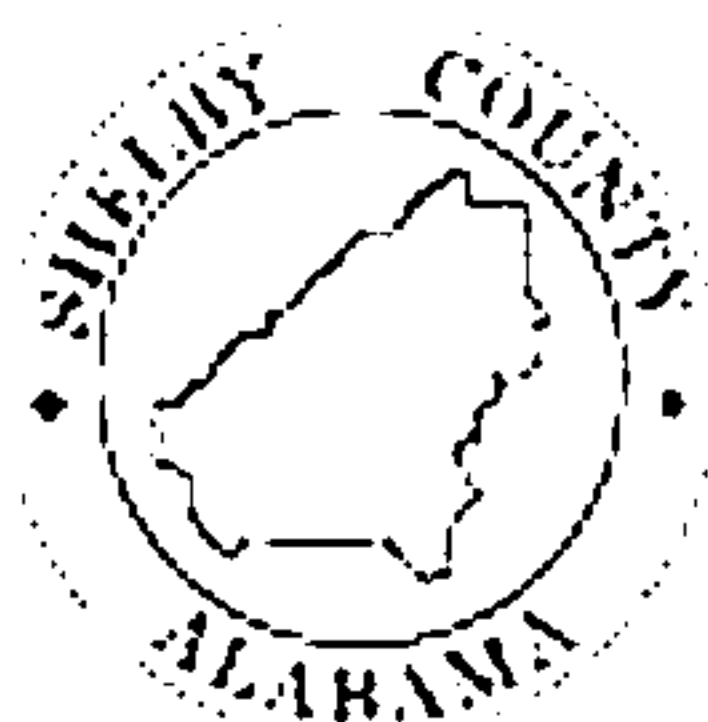
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date October 9, 2025 Print Brandy B. Baker-Authorized Signer for PNC Bank, N.A.

☒ Unattested _____ Sign 

(verified by) _____ (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/29/2025 01:58:39 PM
\$32.00 JOANN
20251029000331820

Allen S. Bayl