

SEND TAX NOTICE TO:
Glen N. & Mary C. Bails
1603 Keeneland Drive
Helena, AL 35080

THIS INSTRUMENT PREPARED BY:

Claude McCain Moncus, Esq.
CORLEY, MONCUS & WARD, P.C.
2100 SouthBridge Parkway, #650
Birmingham, Alabama 35209
(205) 879-5959

STATUTORY WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Two Thousand Five Hundred Dollars (\$102,500.00) to the undersigned Grantor in hand paid by the Grantees, whether one or more, herein, the receipt of which is hereby acknowledged, **Federal Home Loan Mortgage Corporation**, organized and existing under the laws of the United States of America (herein referred to as Grantor) do grant, bargain, sell and convey unto **Glen N. Bails and Mary C. Bails**, husband and wife (herein referred to as Grantees) as individual owner or as joint tenants, with right of survivorship, if more than one, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 73, according to the Survey of Dearing Downs, 6th Addition, Phase I, as recorded in Map Book 10, Page 78, in the Probate Office of Shelby County, Alabama

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record, and Ad Valorem taxes for the year 1994, which said taxes are not due and payable until October 1, 1994.

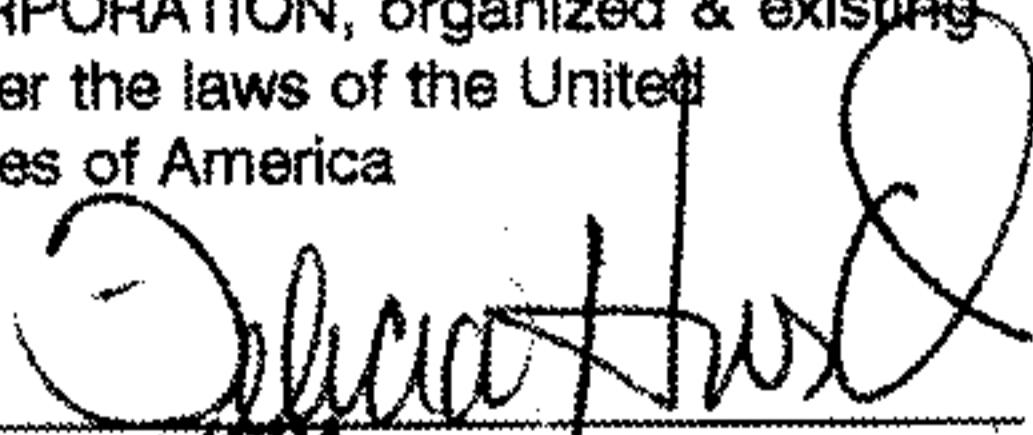
\$ 97,350.00**** of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee(s), his/her/their heirs and assigns, forever; it being the intention of the parties to this conveyance, that if more than one Grantee, then to the Grantees as joint tenants with right of survivorship (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantee(s) herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 28th day of April, 1994.

FEDERAL HOME LOAN MORTGAGE CORPORATION, organized & existing under the laws of the United States of America

BY:



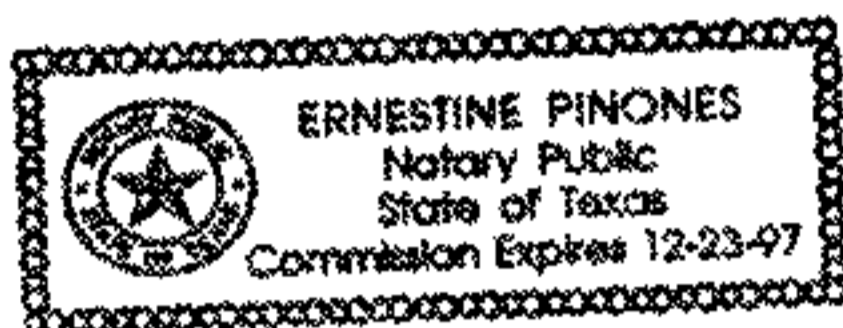
Inst # 1994-14694

Felicia Hurd
Assistant Treasurer

State of Texas
County of Dallas

I, the undersigned, a notary public in and for said County and State, hereby certify that Felicia Hurd, whose name as Assistant Treasurer, of Federal Home Loan Mortgage Corporation, organized & existing under the laws of the United States of America, is signed to the foregoing document 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 seal this 28th day of April, 1994.




NOTARY PUBLIC
My Commission Expires:

Instructions to Notary: This form acknowledgement cannot be changed or modified. It must remain as written to comply with Alabama law. The designation of the State and the County can be changed to conform to the place of the taking of the acknowledgement.

Inst # 1994-14694

05/05/1994-14694
09:13 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 KCD 16.50