

State of Alabama  
County of Shelby

Send tax notice to: Jeanell M. Repp  
1236 MacQueen Drive  
Helena, Al. 35080

# STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that FEDERAL HOME LOAN MORTGAGE CORPORATION, organized and existing under the laws of the United States of America, the Grantor, for and in consideration of the sum of Eighty-seven thousand and no/100 (\$87,000.00) Dollars and other good and valuable consideration hereby acknowledged to have been paid to the said Grantor by Jeanell M. Repp and Fleta Jeanette Crespo, the Grantees, do hereby, subject to the provisions hereinafter contained, GRANT, BARGAIN, SELL AND CONVEY all that real property located in the County of Shelby, State of Alabama, described as follows:

Lot 52, according to the Survey of Brandywine, Second Sector, as recorded in Map Book 7, page 6, in the Probate Office of Shelby County, Alabama.

Excepting therefrom such oil, gas and other minerals in, on and under said property, together with all rights in connection therewith as have been previously reserved by or conveyed to others than the Grantor, but including in this conveyance such oil, gas and other minerals and rights in connection therewith, as are owned by Grantor.

Together with all and singular rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantee, forever.

## THIS CONVEYANCE IS MADE SUBJECT TO:

1. All rights of redemption arising from that certain foreclosure deed recorded in Instrument 1998-28509. Said rights to expire one (1) year from date of foreclosure, i.e., July 22, 1999; and

2. Restrictions or covenants recorded in Misc. Volume 29, page 639 and Misc. Vol. 21, page 759 and amended by Misc. Vol. 33, page 798, in the Probate Office of Shelby County, Alabama, but omitting any covenants or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

3. Right of Way granted to Alabama Power Co. by instrument recorded in Vol. 309, page 394, in the Probate Office of Shelby County, Alabama.

4. 40 foot building line, as shown by recorded map.

5. 10 foot easement on rear, as shown by recorded map.

\$84,390.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

RECORDING REFERENCES HEREIN REFER TO THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA.

IN WITNESS WHEREOF, the Grantor has hereunto caused these presents to be executed on this the 9th day of February, 1999.

Last • 1999-06691

02/17/1999-06691  
09:47 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CRN 14.00

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

BY: M. Angela Papaleo

its: ASST. TREASURER

State of Texas  
County of Dallas

I, the undersigned, a Notary Public in and for said State and County, hereby certify that M. Angela Papaleo whose name as ASST. TREASURER of Federal Home Loan Mortgage Corporation, 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 said conveyance, (s)he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation acting in its capacity as Attorney-in-Fact as aforesaid.

Given under my hand and notarial seal on this the 9th day of February, 1999

Elizabeth Taylor  
NOTARY PUBLIC

My commission expires: 08/03/2002

This instrument prepared by:

Scott J. Humphrey, LLC  
3821 Lorna Rd., Ste. 104  
Birmingham, Al. 35244



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