



This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:

Scott Barwick

Angela Barwick

190 Lake Forest Way
Maylene, AL 36744

SPECIAL WARRANTY DEED
WITH SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred seven thousand nine hundred and 00/100 Dollars (\$207,900.00) to the undersigned Grantor, Federal Home Loan Mortgage Corporation, a corporation, organized and existing under the laws of the United States of America, by Burrow Closing Management Corporation, as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto ^{James} Scott Barwick, and Angela Barwick* (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:
*jointly for life with right of survivorship

Lot 112 according to the Survey of Lake Forest, First Sector, as recorded in Map Book 24, Page 62, Shelby County, Alabama Records.

Subject to:

- 1) Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
- 2) Ad valorem Taxes for the current tax year, which Grantees herein assume and agree to pay.
- 3) Easement/right-of-way to Alabama Power Company as recorded in Book 239 Page 881, Book 219, Page 127, Book 150, Page 89, Book 142, Page 84 and Book 124, Page 474..
- 4) Easement/right-of-way to Shelby County as recorded in Book 155 Page 437 and Book 216, Page 571..
- 5) Easement/right-of-way to City of Alabaster as recorded in Instrument No. 1996-34796.
- 6) Release of damages recorded in Instrument Number 2000-01030.
- 7) Restrictions and covenants recorded in Instrument Number 1998-28392.
- 8) All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. 20030709000431380, in the Probate Office of Shelby County, Alabama.

\$ 197,505.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

~~XXXXXXXXXXXXXXXXXXXX to the said Grantees, their heirs and assigns, forever~~

Special Warranty Deed
June 23, 2002

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the _____
day of August, 2003.

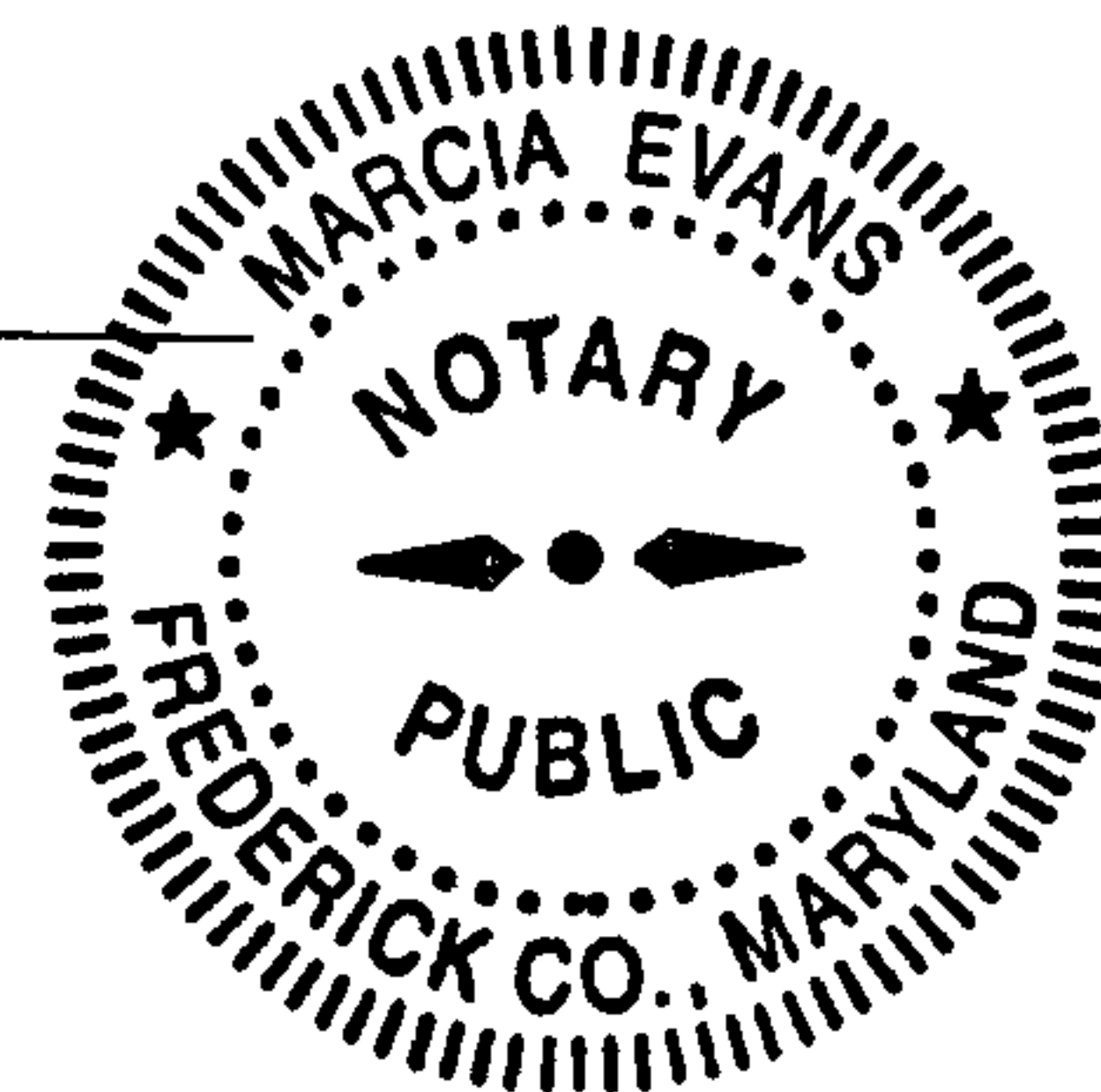
Federal Home Loan Mortgage Corporation
By, Burrow Closing Management Corporation
by, [Signature]
Its _____
As Attorney in Fact

STATE OF Maryland
COUNTY OF Frederick

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Jennifer Prooley, whose name as AVP of Burrow
Closing Management Corporation, as Attorney in Fact for Federal Home Loan Mortgage
Corporation, a 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 the conveyance, he/she,
as such officer and with full authority, executed the same voluntarily for and as the act of said
Corporation, action in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 19th day of August, 2003.

[Signature]
NOTARY PUBLIC
My Commission expires: 6/11/05
AFFIX SEAL



190 Lake Forest Way, Alabaster, AL 35007
1-80768
2003-000743