

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205
2141051

Send Tax Notice to:
Dennis Rego
Martha Rego
240 Arbor Ct
Ste R204, # 35147

SURVIVORSHIP
SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred twenty-five thousand and 00/100 Dollars (\$225,000.00) 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 Dennis Rego, and Martha Rego*(herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit: ***Joint Tenants with**

Right of Survivorship.

Lot 1006, according to the Survey of The Arbores of Forest Park, as recorded in Map Book 25, Page 146, in the Probate Office of Shelby County, Alabama.

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 236 Page 825; Book 139, Page 127; Book 133, Page 210; Book 126, Page 191, 192 and 323; Book 124, Page 519.
- 4) Easements, restrictions and exceptions as shown on the recorded map of The Arbores of Forest Parks.
- 5) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Volume 53, page 262, in the Probate Office of Shelby County, Alabama.
- 6) Covenants and restrictions as set out in Instrument no. 1999-32467.
- 7) 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. 20041014000567730, in the Probate Office of Shelby County, Alabama.

Dennis R. Rego and Dennis Rego are one and the same person.

Martha E. Rego and Martha Rego are one and the same person.

\$ 180,000.00 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.

Shelby County, AL 06/30/2005
State of Alabama

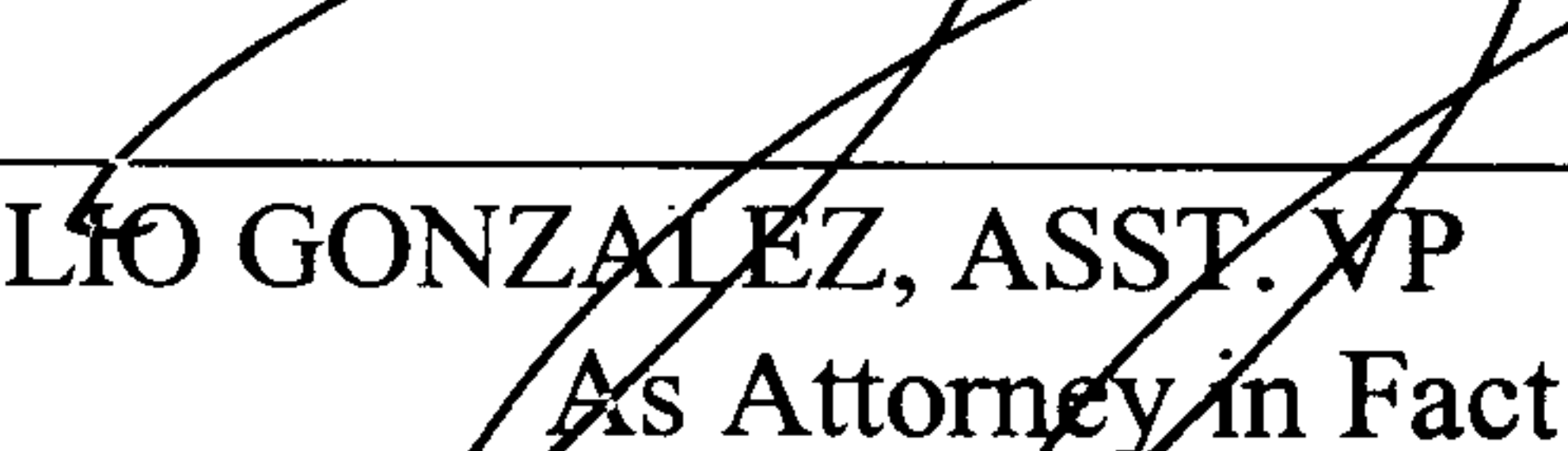
Deed Tax: \$45.00

Special Warranty Deed
June 23, 2002

TO HAVE AND TO HOLD Unto the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy thereby created is severed or terminated during the joint lives of the grantees 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, the said Grantor, has hereto set its signature and seal, this the June 1, 2005

Federal Home Loan Mortgage Corporation
By, Burrow Closing Management Corporation

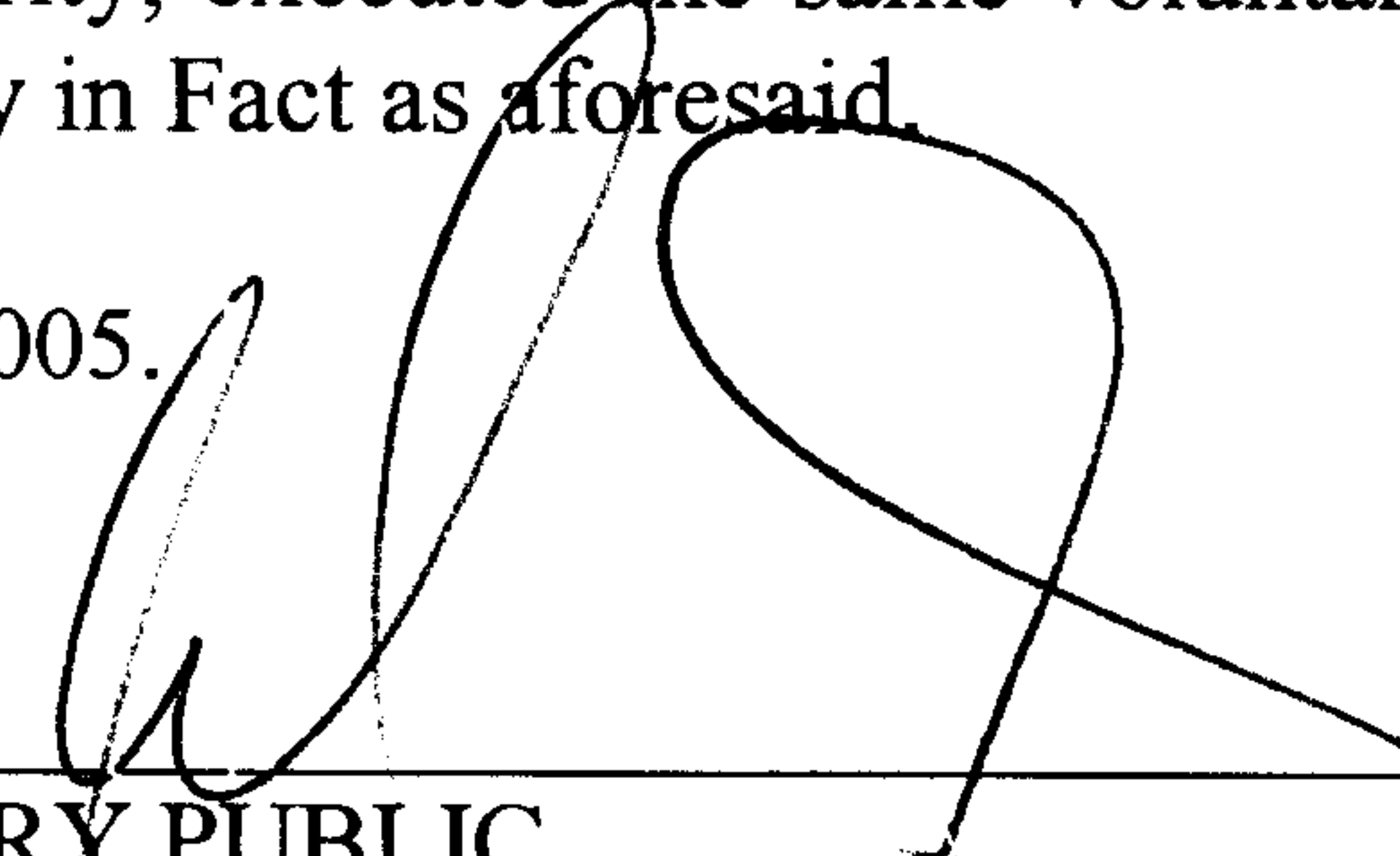
by, 
Its JULIO GONZALEZ, ASST. VP
As Attorney in Fact

STATE OF CALIFORNIA

COUNTY OF ORANGE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JULIO GONZALEZ, ASST. VP 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 June 1, 2005.



NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

516192
2004-001259

