



20100405000100920 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
04/05/2010 01:29:10 PM FILED/CERT

Special Warranty Deed

December 27, 2005

This instrument prepared by:

Jeff G. Underwood, Attorney

Sirote & Permutt P.C.

2311 Highland Avenue South

Birmingham, Alabama 35205

Send Tax Notice to:

Charles B. Beale

Rhonda K. Beale

1050 Chelsea Road

Columbiana, AL 35051

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred forty-five thousand and 00/100 Dollars (\$145,000.00) to the undersigned Grantor, Federal Home Loan Mortgage Corporation, a corporation, organized and existing under the laws of the United States of America, by National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services, 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 Charles B. Beale, and Rhonda K. Beale, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

For a point of beginning, commence at the intersection of the West line of the Northwest quarter of Southeast quarter of Section 14, Township 21 South, Range 1 West and the North right of way line of the Columbiana-Chelsea paved highway (designated as Project SACP 440); run thence in a Southeasterly direction along the curve of said North right of way line a distance of 375 feet to the South right of way line of a private road, which is the point of beginning of the lands herein conveyed; thence run easterly 670 feet along the South right of way line of said private road to a point 1055 feet South of the North line of said quarter-quarter section; thence continue to run Easterly along an extension of said 6870 foot line for a further distance of 134 feet making a total of 804 feet easterly from said point of beginning; thence run Southerly 325 feet, more or less, to the South line of said quarter-quarter section; thence run West along said South line of said quarter-quarter section 804 feet, more or less, to the said North right of way line Of the Columbiana-Chelsea paved highway; thence run Northwesterly along said North highway right of way line 325 feet, more or less to the said point of beginning, Situated in Northwest 1/4 of Southeast 1/4 of Section 14, Township 21 South, Range 1 West, Shelby County, Alabama; subject, however, to easements of record and apparent easements and encroachments.

Also, the use and enjoyment in common with the grantors, their heirs and assigns, of a road right of way 50 feet wide and lying North of and adjacent to the North line of the above described premises and South of and adjacent to the South line of lands heretofore conveyed to the grantors to Leon Kelly by deed dated April 6, 1970.

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. Easements, reservations, restrictions, protective covenants, rights of way, conditions and building setback lines of record, if any.
3. 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. 20090908000343110, in the Probate Office of Shelby County, Alabama.



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\$ 145,000.00 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.

TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 5 day of February, 2010.

Federal Home Loan Mortgage Corporation  
By, Authorized Signer National Default REO Services, a Delaware  
Limited Liability Company dba First American Asset Closing  
Services ("FAACS")

by,  
Its

Charlotte Elliott  
As Attorney in Fact

STATE OF Texas

COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Charlotte Elliott, whose name as VP of Authorized Signer National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), 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 5 day of February, 2010.

M. Pogue  
NOTARY PUBLIC

My Commission expires:  
AFFIX SEAL

679880  
2009-002839

