

THE STATE OF ALABAMA
COUNTY OF SHELBY

Gail B. Mitchell
00-0149

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Chase Manhattan Mortgage Corporation, a corporation organized and existing under the laws of the State of NJ, whose principal place of business is located at 425 Phillips Boulevard Ewing, NJ 08618, hereinafter called Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other valuable consideration the receipt whereof is hereby acknowledged, has granted, bargained, and sold, and by these presents, does hereby grant, bargain, sell and convey unto Federal Home Loan Mortgage Corporation, hereinafter called the Grantee, and his/her successors in such office, as such, and his/her or their assigns, the following-described property, situated in the county of Shelby, Alabama, to wit:

Lot 1, according to the Survey of Chase Creek Townhomes, Phase I, as recorded in Map Book 18, Page 73, in the Probate Office of Shelby County, Alabama.

The property conveyed herein is conveyed subject to outstanding rights of redemption and subject to all easements and restrictions of record and ad valorem taxes not due or payable on the date hereof.

The Grantor also assigns and transfers to the Grantee herein all of said Grantor's claim and notes, and the judgement, if any, thereon representing the indebtedness heretofore secured by liens on the property hereinabove described and which liens were heretofore foreclosed.

To Have and To Hold, the aforegranted property together with all and singular the improvements thereon and the rights and appurtenances thereto in anywise belonging to the said Grantee, and his/her successors in such office, as such, and his/her or their assigns forever, Grantor hereby covenants with the said Grantee and his/her successors in such office, as such, and his/her or their assigns, that Grantor is lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrance; that it has a good right to sell and convey the same to the said Grantee herein, and that Grantor will warrant and defend the premises to the said Grantee and his/her successors in such office, as such, and his/her or their assigns forever, against the lawful claims and demands of all persons claiming the same by, through, or under Grantor.

08/17/2000-28089
10:56 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 12.00

68082-0002
Inst # 2000-28089

IN WITNESS WHEREOF, the said Chase Manhattan Mortgage Corporation by Robert O'Shaughnessy, its Vice President, who is authorized to execute this conveyance, has hereto set its signature and seal, this 16th day of August, 2000.

ATTEST (Corporate Seal)

Chase Manhattan Mortgage Corporation

Rosemary L. Leonardi
Asst. Secretary ROSEMARY L. LEONARDI'S

By: Robert O'Shaughnessy
ROBERT J. O'SHAUGHNESSY
Its: VICE PRESIDENT

STATE OF New Jersey

COUNTY OF MERCER

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert O'Shaughnessy and Rosemary Leonardi, whose names as Vice President and Asst. Secretary respectively, of Chase Manhattan Mortgage Corporation, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said association, acting in its capacity as aforesaid.

Given under my hand and official seal, this the 16th day of

August, 2000.

MY COMMISSION EXPIRES:

Oriann Delany
Notary Public
ORIANN DELANY
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires September 2, 2004

GRANTEE'S ADDRESS:

425 Phillips
Boulevard Ewing, NJ
08618

This instrument prepared by:
Chalice E. Tucker
SHAPIRO & TUCKER, L.L.P.
2100 16th Avenue South - Suite 200
Birmingham, Alabama 35205

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