

This Instrument Prepared By:

Scott J. Humphrey, L.L.C.
3825 Lorna Road, Suite 202
Hoover, Alabama 35244

Send Tax Notice To:

Timothy W. Matthews
148 Kentwood Drive
Alabaster, AL 35007

STATE OF ALABAMA)
COUNTY OF SHELBY)

PREPARED WITHOUT BENEFIT OF SURVEY

SPECIAL STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Forty-Five Thousand Nine Hundred and No/100 Dollars (\$145,900.00), and other good and valuable considerations, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged,

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

(herein referred to as "Grantor") grants, bargains, sells and conveys unto:

TIMOTHY W. MATTHEWS and GLENDA M. MATTHEWS

(herein referred to as "Grantees"), as joint tenants with right of survivorship, the following described real estate, situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 7, according to the Survey of Kentwood, as recorded in Map Book 16 page 109 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Easements, or claims of easements, not shown by the public records.
2. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand, and gravel in, on and under subject property.
3. General and special taxes or assessments for 2000 and subsequent years not yet due and payable.
4. Building setback line of 30 feet reserved from Kentwood Drive as shown by plat.
5. Easements as shown by recorded plat, including 20 feet on the Southerly; and 10 feet through Easterly portion of lot.
6. Restrictions, covenants and conditions set out in instrument(s) recorded in Inst. #1992-22254 and Inst. #1992-26650 in Probate Office.
7. Agreement for water line easement as set out in Inst. #1992-4725 in Probate

09/22/2000-33481
10:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 14.00

Inst. # 2000-33481

- Office.
8. Encroachment of drive into easement as shown on the survey by Joseph E. Conn dated 10/22/93.

\$143,150.00 of the purchase price recited above has been paid by a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEES, as joint tenants with right of survivorship; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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.

SUBJECT TO STATUTORY RIGHT OF REDEMPTION of all parties lawfully entitled thereto pursuant to the Code of Alabama (1975), and the amendments thereto.

PROPERTY SOLD AS IS and Grantor only warrants title from the time it obtained title until the date Grantor conveys its interest in the aforesaid property to the Grantees.

IN WITNESS WHEREOF, the said Grantor, by DEBBIE HALEY
Assistant Treasurer, who is
authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of
Sept., 2000.

ATTEST:

FEDERAL HOME LOAN MORTGAGE
CORPORATION

Paula E. Roberts
Its: Paula E. Roberts, Asst. Secretary

By: Debbie Haley
Its: DEBBIE HALEY
Assistant Treasurer

STATE OF Texas)
COUNTY OF Dallas)

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Debbie Haley, whose name as Assistant 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 the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 18th day of Sept., 2000.



Kristi Weatherston
Notary Public
My Commission Expires: _____

09/22/2000-33481
10:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 14.00

Inst # 2000-33481