

Loan #5801566216  
Name: Xiang Yuan Liu & Qun Cao  
JC&S # 98-133  
FHLMC #808 513 397

SPECIAL WARRANTY DEED

\*laws of the United States of America, its

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of One and No/100 (\$1.00) Dollar and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor CHASE MORTGAGE COMPANY WEST FKA Mellon Mortgage Company

\_\_\_\_\_, a Corporation, does hereby grant, bargain, sell and convey unto Federal Home Loan Mortgage Corporation, a corporation organized and existing under the\* successors and assigns, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Inst # 2000-36035

10/17/2000-36035  
09:39 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 CJ1 18.00

TO HAVE AND TO HOLD the same described property, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining unto the said Federal Home Loan Mortgage Corporation, a corporation organized and existing under the\* successors and assigns, forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the within named grantor, and all persons claiming by, through or under it.

IN WITNESS WHEREOF, Chase Mortgage Company West FKA Mellon Mortgage Company, a corporation, has caused this conveyance to be executed by its Assistant Vice President, who is thereunto duly authorized, on this 6th day of October, 19 99.

CHASE MORTGAGE COMPANY WEST FKA  
MELLON MORTGAGE COMPANY

By Connie L. Lambert

Its: ASSISTANT VICE PRESIDENT  
CONNIE L. LAMBERT

THIS INSTRUMENT WAS PREPARED BY  
DAVID J. CHASTAIN  
FRANK NELSON BUILDING  
205 20TH STREET NORTH  
SUITE 227  
BIRMINGHAM, ALABAMA 35203-3687

ATTEST:

Betty J. Cowger  
Its: ASSISTANT SECRETARY  
BETTY J. COWGER

#2 - Special Warranty Deed

STATE OF Colorado

COUNTY OF Denver

I, THE UNDERSIGNED, a Notary Public in and for said  
State and County, hereby certify that Connie L. Lambert,  
whose name as Asst. Vice President of Chase Manhattan Mortgage West FKA  
Mellon Mortgage Company  
-----, 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, 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 6<sup>th</sup> day  
of October, 1999.

Sarah J. Workman  
Notary Public

SARAH J. WORKMAN  
NOTARY PUBLIC  
STATE OF COLORADO  
My Commission Expires 12/17/2001

My commission expires:

12/17/2001

Notary Seal

EXHIBIT "A"

Begin at the SW corner of the East  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of Section 30, Township 19 South, Range 2 West and run North along the West boundary thereof 175.00 feet; thence turn  $92^{\circ}11'$  right and run Easterly 170.00 feet, thence turn  $87^{\circ}49'$  right and run Southerly 175.00 feet; to a point on the South boundary of said East  $\frac{1}{2}$  of East  $\frac{1}{2}$  of SW  $\frac{1}{4}$ ; thence turn  $92^{\circ}11'$  right and run 170.00 feet to the point of beginning.

LESS AND EXCEPT:

A parcel of land situated in the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the Southwest Quarter of Section 30, Township 19 South, Range 2 West; thence run North  $87^{\circ}42'56''$  West along the South line of said section for a distance of 605.88 feet to the point of beginning; thence continue North  $87^{\circ}42'56''$  West for a distance of 60.00 feet, thence run North  $00^{\circ}05'52''$  East for a distance of 40.00 feet; thence run South  $87^{\circ}42'56''$  East for a distance of 61.53 feet; thence run South  $02^{\circ}17'04''$  West for a distance of 39.97 feet to the point of beginning.

ALSO:

An easement for ingress and egress to a public road (Valleydale Road), said easement to be over an existing paved drive as presently located, said paved drive being located within a parcel of land described as follows:

Commence at the SW corner of the East  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama; thence run Easterly along the South boundary of said  $\frac{1}{4}$  section 170.00 feet; thence turn  $92^{\circ}11'$  left and run Northerly 95.00 feet to the point of beginning of the easement herein described, thence  $14^{\circ}00'$  right and 180.00 feet; thence  $83^{\circ}40'$  left and 40.0 feet; thence  $49^{\circ}00'$  right and 55.00 feet; thence  $28^{\circ}40'36''$  right and 595.52 feet; thence  $3^{\circ}20'36''$  left and 58.70 feet to the point of a curve to the left, said curve having a central angle of  $47^{\circ}02'$  and radius of 227.50 feet, thence run along said curve 186.75 feet to the Southeasterly right of way line of Valleydale Road; thence left and Southwesterly along said road right of way line 20.37 feet; thence  $100^{\circ}52'$  left to the tangent of a curve to the right, said curve having a central angle of  $48^{\circ}00'$  and a radius of 207.50 feet; thence Southerly along said curve 173.83 feet to the point of tangent to said curve; thence Southerly along the tangent to said curve 68.16 feet; thence  $3^{\circ}20'36''$  right and 590.88 feet; thence  $28^{\circ}40'36''$  left and 78.00 feet; thence  $33^{\circ}37'58''$  right and 85.04 feet; thence  $100^{\circ}46'58''$  left and 25.00 feet; thence  $87^{\circ}49'$  right and 80.00 feet to the point of beginning.

Said tract of land being subject to an easement described as follows:

Commence at the Southeast corner of the Southwest quarter of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama; thence run North  $87^{\circ}42'56''$  West along the South line of said section for a distance of 665.88 feet; thence run North  $00^{\circ}05'52''$  East for a distance of 40.00 feet; thence run South  $87^{\circ}42'56''$  East for a distance of 30.00 feet to the point of beginning of a 12 foot wide easement for ingress and egress lying 6 feet to each side of the following described line; thence run North  $02^{\circ}48'27''$  East for a distance of 86.19 feet to the point of curvature of a tangent curve to the right having a central angle of  $77^{\circ}21'43''$ , a radius of 25.00 feet, and chord bearing North  $41^{\circ}29'19''$  East for a distance of 31.25 feet; thence run along the arc of said curve for a distance of 33.76 feet to the point of tangency; thence run North  $80^{\circ}10'11''$  East for a distance of 116.50 feet to the ending point of said easement.

All situated in Shelby County, Alabama.

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