

This instrument prepared by:
John N. Randolph, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Brian Scott Brooks
Cynthia L. Brooks
2560 N. Chandalar Lane
Pelham, AL 35124

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Twenty-Two Thousand Five Hundred and no/100's Dollars (\$122,500.00) to the undersigned Grantor, Federal Home Loan Mortgage Corporation, a corporation (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Brian Scott Brooks and Cynthia L. Brooks (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Legal Description:

Lot 220, according to the Map of Chandalar South, Fifth Sector, as recorded in Map Book 6, Page 146, in the Office of the Judge of Probate of Shelby County, Alabama. Situated in the Town of Pelham, Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the current year and thereafter.
2. 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 Number 2000-37087, in the Probate Office of Shelby County, Alabama.
3. Easement to Alabama Power Company as recorded in Book 306, Page 390.
4. Restrictions of record as recorded in Miscellaneous Book 19, Page 594.
5. 40 foot building line as shown on Map Book 6, Page 68.

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.

\$ 102,500.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Grantee, 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.

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Inst # 2001-05654
02/20/2001-05654
10:12 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NMB 34.00

Page 2
 Special Warranty Deed
 Freddie Mac
 sale to Brooks
 February 13, 2000

Continued on Page 2

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 13 day of February, 2001.

Federal Home Loan Mortgage Corporation

by,

Its

Assistant Treasurer

STATE OF Texas

COUNTY OF Pell

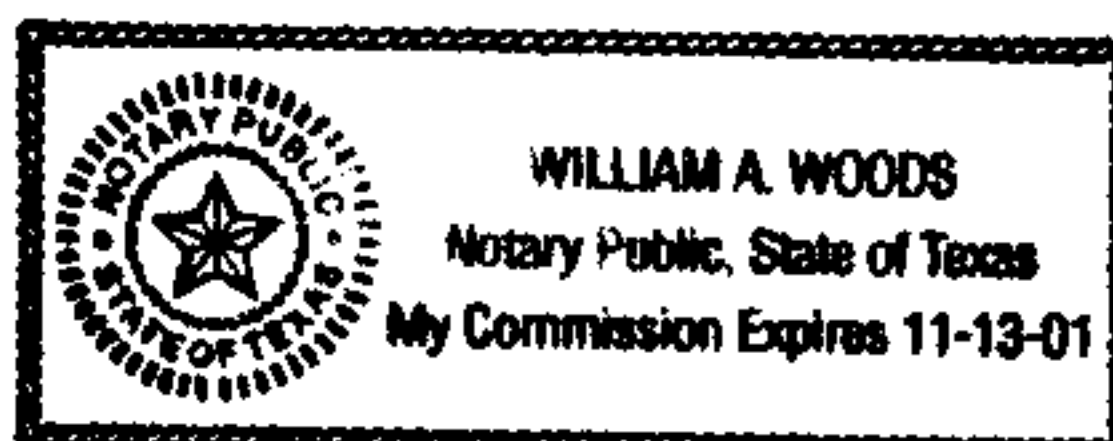
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ronald K. Briggs, whose name as ASSISTANT TREASURER of Federal Home Loan Mortgage Corporation, a corporation, is signed to the foregoing conveyance, and who known to me, acknowledged before me on this day that, 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 13 day of February, 2001.

William A. Woods
 NOTARY PUBLIC

My Commission expires:

AFFIX SEAL



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Inst # 2001-05654

02/20/2001-05654
 10:12 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 002 HMB 14.00