

04/12/2001 THU 13:29 FAX --- BCNC-CLOSING DEPT

002/008

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

Send Tax Notice to:
 Kenneth P. Snow
 Natalya V. Tishko

STATUTORY WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Thirty Thousand and no/100 Dollars (\$130,000.00) to the undersigned Grantor, Federal Home Loan Mortgage Corporation, a corporation, organized and existing under the laws of the United States of America, (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 Kenneth P. Snow and Natalya V. Tishko (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Legal Description:

Lot 22, Block 2, according to the Survey of Gross' Addition to Altadena South, 2nd Phase, of 1st Sector, as recorded in Map Book 6, page 17, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the current year and each year 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 dated December 2, 2000, recorded in Instrument Number 2001-04464, in the Probate Office of Shelby County, Alabama.
3. Restriction as recorded in Misc. Book 3, Page 817.
4. 5 foot easement on east and rear of lot.
5. 35 foot building line shown on recorded map.
6. Minerals excepted in Deed Book 5, Page 356.
7. Easement to South Central Bell in Deed Book 320, page 918.
8. Easement to Alabama Power Company in Deed Book 102, Page 52 and Deed Book 187

\$ 123,500.00 of the purchase price recited above 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 grantees.

Continued on Page 2

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09:00 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
20.50

06/04/2001-22430
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 SHELBY COUNTY JUDGE OF PROBATE
 002 MEL 20.50

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003/006

Page 2
Statutory Warranty Deed
Freddie Mac to
Kenneth P. Snow and Natalya V. Tishko

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 12th day of April, 2001.

Federal Home Loan Mortgage Corporation, a
corporation, organized and existing under the laws of the
United States of America,

by, Kristi Weatherton
Kristi Weatherton
Its 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
Kristi Weatherton, whose name as ASSISTANT TREASURER
of Federal Home Loan Mortgage Corporation, a corporation, organized and existing under
the laws of the United States of America, 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 12th day of April, 2001.

Debra J. Haley
NOTARY PUBLIC
My Commission expires: 4/22/02
AFFIX SEAL

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SHELBY COUNTY JUDGE OF PROBATE
002 MEL 20.50