

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

Send Tax Notice to:
Gregory M. Perkins
Linda W. Perkins
5237 Logan Drive
Birmingham, AL 35242

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Forty-Three Thousand Five Hundred and no/100's Dollars (\$143,500.00) 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 **Gregory M. Perkins and Linda W. Perkins**, (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 4, Block 10, according to the Survey of Broken Bow South, as recorded in Map Book 11, Page 82, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the current year and thereafter.
2. Right of Way in favor of Alabama Power Company and South Central Bell Telephone Company in Book 224, page 579.
3. Right of Way to Alabama Power Company in Deed Book 124, Page 582.
4. Restrictions in Book 160, Page 278.
5. 10-foot utility easement along Southerly lot line as shown on recorded map.
6. 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 2001-18709, in the Probate Office of Shelby County, Alabama.

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.

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09:53 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

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Special Warranty Deed
Federal Home Loan Mortgage Corporation
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TO HAVE AND TO HOLD Unto the said Grantees, 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.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 21st day of June, 2001.

Federal Home Loan Mortgage Corporation

by Kristi Weatherton
Its Kristi Weatherton
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, 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 21st day of June, 2001.

Paula E. Robert
NOTARY PUBLIC

My Commission expires: 7-1-01

AFFIX SEAL

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