

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

Send Tax Notice to:

Mark S. Reeves
Nichole D. Reeves
*7526 Spencer Ln
Helena, AL 35080*

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of **Eighty-Four Thousand Nine Hundred and no/100's Dollars (\$84,900.00)** 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 **Mark S. Reeves and Nichole D. Reeves**, (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 37, according to the Survey of Wyndham Townhomes, as recorded in Map Book 22, Page 124, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the current year and thereafter.
2. Easements as shown by recorded map.
3. Restrictions as shown by recorded map.
4. Easement to Alabama Power Company recorded in Real 1, Page 332 in the Probate Office of Shelby County, Alabama.
5. Easement to Public for driving purposes recorded in Deed Book 311, Page 153 in the Probate Office of Shelby County, Alabama.
6. Right of Way to Shelby County, Alabama, recorded in Deed Book 154, Page 384, in the Probate Office of Shelby County, Alabama.
7. Easement to Town of Helena recorded in Deed Book 305, Page 394, Deed Book 305, Page 396, Deed Book 305, Page 398, Deed Book 305, Page 400 and Deed Book 305, Page 402 in the Probate Office of Shelby County, Alabama.
8. Easement to Plantation Pipeline recorded in Deed Book 258, Page 49, Deed Book 113, Page 61 supplemented by Deed Book 258, Page 49, Deed Book 180, Page 192 and Deed Book 258, Page 47 in the Probate Office of Shelby County, Alabama.
9. Easement to Southern Natural Gas recorded in Deed Book 88, Page 551 and Deed Book 146, Page 301, Deed Book 147, Page 579 and Deed Book 213, Page 155 in the Probate Office of Shelby County, Alabama.
10. Mineral and mining rights and rights incident thereto recorded in Deed Book 324, Page 362 in the Probate Office of Shelby County, Alabama.
11. Declaration of Protective Covenants recorded in Instrument#1997-21510 in the Probate Office of Shelby County, Alabama. NOTE: Declaration of Protective Covenants recorded in Instrument #1997-21510 shows the following reservation: Sink hole prone areas — the subdivision shown hereon including lots and streets, lies in an area where natural lime sinks may occur, Shelby County, the Shelby County Engineer, the Shelby County Planning Commissioner and the individual members thereof and all other agents, servants or employees of Shelby County, Alabama, make no

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Special Warranty Deed
Federal Home Loan Mortgage Corporation to Reeves(JR9308)
August, 2001
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representations that the subdivision lots and streets are safe or suitable for residential construction or for any other purpose whatsoever. "Area underlain by limestone and thus may be subject to lime sink activity".

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.

\$ 83,686⁰⁰ of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 1st day of August, 2001.

Federal Home Loan Mortgage Corporation

by, *Carol Laey*

Carol Laey

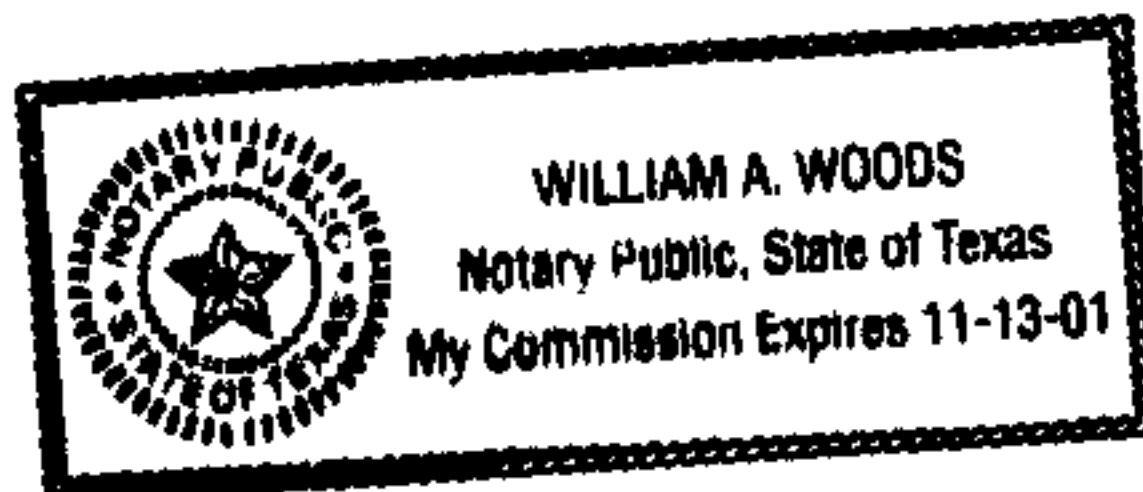
Its **Assistant Treasurer**

STATE OF *Texas*

COUNTY OF *Dallas*

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that *Carol Laey*, 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 *1st* day of *Aug* August, 2001.



[Signature]
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

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