

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

Send Tax Notice to:

Enrique R. Casas

Julisa H. Casas

528-2nd Street NE
Alabaster, AL 35004

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of **Eighty-Nine Thousand One Hundred One and no/100's Dollars (\$89,101.00)** to the undersigned Grantor, Federal Home Loan Mortgage Corporation, a corporation, organized and existing under the laws of the United States of America, by Burrow Closing Management Corporation, as Attorney in Fact, (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 **Enrique R. Casas and Julisa H. Casas**, (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:

Lots 3 and 4, Block 4, according to the Nickerson-Scott Survey, as recorded in Map Book 3 page 34 in the Probate Office Of Shelby County, Alabama; being situated in Shelby County, Alabama.

ALSO, an easement 20 feet in width across part of Lots I said 2, in said Block 4 for ingress and egress, the centerline of said easement being more particularly described as follows: From the NW corner of said Lot 2, run South along the West line of Lots 2 and 1 for a distance of 58 feet to a point of beginning of said Easement centerline; thence turn an angle to the left and run in a Northeasterly direction for a distance of 83 feet, more or less, to a point on the North line of said Lot 2, which is 60 feet East of the Northwest corner of said Lot, the end of said easement centerline also as shown in Map Book 6, page 94, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Julisa H. Casas is one and the same person as Julia H. Casas

Subject to:

1. Ad valorem taxes for the current year and thereafter.
2. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 48, Page 617; Deed Book 57, Page 379; Deed Book 60, Page 66; Deed Book 60, Page 337; Deed Book 131, Page 404; Deed Book 138, Page 84; Deed Book 192, Page 496 and Deed Book 133, Page 82, and Deed Book 174, Page 324.
3. Easements to AT&T as shown by instrument recorded in Deed Book 109, Page 191.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 343, Page 155; Deed Book 310, Page 113 and Deed Book 65, Page 96.
5. Easement Agreement for access as set out in Map Book 6, Page 94.

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10/02/2001-42524
01:53 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CH 30.50

Inst # 2001-42524

Special Warranty Deed

Burrow Closing Management Corporation, as Attorney in Fact for Federal Home Loan Mortgage Corporation to Enrique R. Casas and Julisa H. Casas
September, 2001

6. Transmission lines, power poles and service lines as shown on survey of Thomas F. Simmons, RLS #12945, dated February 25, 1993.
7. Encroachment of wall appurtenant to insured premises upon property lying to the South to the extent shown on survey of Thomas E. Simmons. RLS #12945, dated February 25, 1993.
8. Right of Way to Shelby County, Alabama as recorded in Deed Book 167, Page 243, Deed Book 104, Page 110 and Deed Book 77, Page 360.
9. 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 2001-05832, 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 grantees.

\$ 75,700⁰⁰ 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 18 day of September, 2001.

Federal Home Loan Mortgage Corporation
By, Burrow Closing Management Corporation

by, Mary Lisa Guwinski

Its Vice President
As Attorney in Fact

Special Warranty Deed

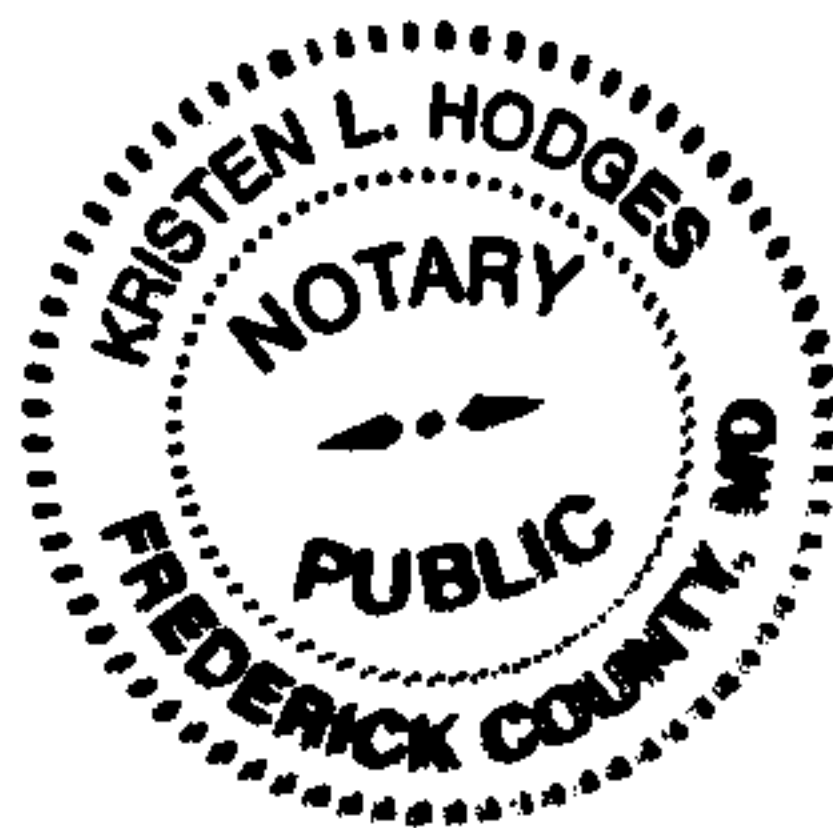
Burrow Closing Management Corporation, as Attorney in Fact for Federal Home Loan Mortgage Corporation to Enrique R. Casas and Julisa H. Casas
September, 2001

STATE OF MARYLAND

COUNTY OF FREDERICK

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARY LEA CZERWINSKI, whose name as VICE PRESIDENT of Burrow Closing Management Corporation, as Attorney in Fact for 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 18 day of September, 2001.



Kristen L. Hodges
NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

My Commission Expires
May 3, 2005

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