

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

Send Tax Notice to:
 Robert W. Fabris
 Shaley Fabris
 Roger Carey Baird
70 Chelsea Village Lane
Chelsea, Alabama

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of **One Hundred Seventeen Thousand and no/100's Dollars (\$117,000.00)** to the undersigned Grantor, Federal Home Loan Mortgage Corporation, a corporation, organized and existing under the laws of the United States of America, 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 **Robert W. Fabris and Shaley Fabris and Roger Carey Baird**, (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 19, according to the Survey of Chelsea Village Estates, as recorded in Map Book 13, Page 133, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the current year and thereafter.
2. Easements, restrictions, covenants, conditions and rights of way of record, if any.
3. 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 No. 2001-45026, in the Probate Office of Shelby County, Alabama.
4. Building set back line of 50 feet reserved from Chelsea Village Lane and Shelby County Road #39 as shown by plat.
5. Restrictions, covenants and conditions as set out in Real 322, Page 747; Real 397, Page 898 and Map Book 13, Page 133.
6. Transmission Line Permit to Alabama Power Company in Deed Book 126, Page 52 and Deed Book 226, Page 547.
7. Right of Way to Alabama Power Company in Real Book 285, Page 898.
8. Mineral and Mining Rights not owned by grantor and rights set out in Deed 19, Page 204.

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.

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

Inst # 2002-14824

Special Warranty Deed

Burrow Closing Management Corporation, as Attorney in Fact for Federal Home Loan Mortgage Corporation to Robert W. Fabris and Shaley Fabris and Roger Carey Baird

December, 2001

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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 hereby created is severed or terminated during the joint lives of the grantees herein) in the event of the death of one grantee herein, the entire interest in fee simple shall pass to the surviving grantees as joint tenants with right of survivorship, their heirs and assigns forever; and upon the death of a second grantee, the entire interest in fee simple shall pass to the surviving grantee, his/her heirs and assigns forever; and if one grantee does not survive the others, 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 26 day of December, 2001.

Federal Home Loan Mortgage Corporation
By, Burrow Closing Management Corporation

by, Victoria J. Nalley

Its AVP
As Attorney in Fact

STATE OF MARYLAND

COUNTY OF FREDERICK

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that VICTORIA J. NALLEY, whose name as ASST VP 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 26 day of December, 2001.

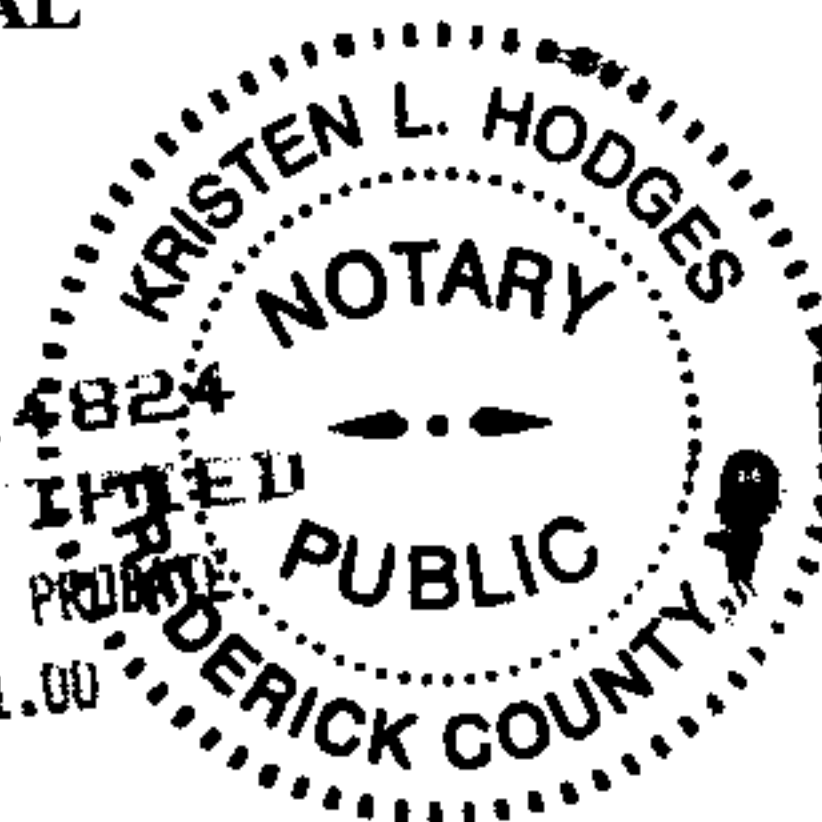
Kristen L. Hodges
NOTARY PUBLIC

My Commission expires: **My Commission Expires**
May 3, 2005

AFFIX SEAL

JR9828 / 70 Chelsea Village Lane / BCMC1-55947

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03/29/2002-14824
10:58 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 131.00



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