

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

Send Tax Notice to:
Jason C. Hill
Loretta K. Hill
1909 KING CHARLES CT.
ALABASTER AL 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of **One Hundred Nine Thousand and no/100's Dollars (\$109,000.00)** 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 **Jason C. Hill and Loretta K. Hill**, (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 85, according to the Survey of Kingwood, Third Addition, as recorded in Map Book 7, Page 26, in the Probate Office of Shelby County, Alabama; being situated in 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 by Instrument Number 2001-43983, in the Probate Office of Shelby County, Alabama.
4. Easement on Colonial Pipe Line Co. in Deed Book 220, Page 505.
5. Transmission Line Permit to Alabama Power Company in Deed Book 307, Page 184 and Deed Book 311, Page 672.
6. Agreement with Alabama Power Company in Misc. Book 24, Page 436.
7. Easement as to underground cables as recorded in Misc. Book 24, Page 435.
8. Restrictive covenants and conditions in Misc. Book 25, Page 223.
9. Permit to South Central Bell in Deed Book 285, 253.

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.

\$ 87,200.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

9. That there are no pending suits, proceedings, judgments, bankruptcies, liens or executions against said owner, either in the aforesaid county or any other county in the aforesaid state.

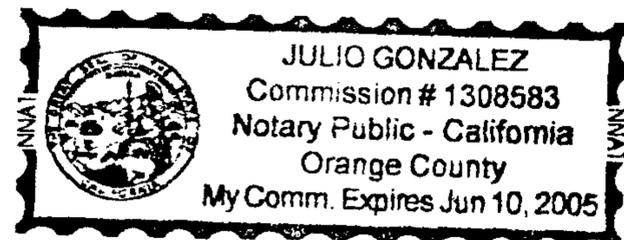
This affidavit is given to induce First American Title Insurance Company, to issue its title insurance policy or policies without exception to claims of materialmen's and laborers' liens, survey matters, special assessments and rights of parties in possession, and as an inducement therefor, said affiant agrees to indemnify and hold said title company harmless of and from any and all loss, cost, damage and expense of every kind, including attorneys' fees, which said First American Title Insurance Company shall or may suffer or incur or become liable for under its said policy or policies now to be issued, or any reissue, renewal or extension thereof, directly or indirectly, as a result of any misrepresentation herewith.

Dated this 22nd day of April, 2002.

Federal Home Loan Mortgage Corporation
By Burrow Closing Management Corporation

By: *[Signature]*
Its Closing Coordinator
As Attorney in Fact

[Signature]
NOTARY PUBLIC
My Commission Expires: June 10, 2005
AFFIX SEAL



BCMC 1-55722/1909 King Charles Court, Alabaster, Alabama
JR9829/Commitment# 2001-000763