

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Curtis L. Riess
Devan K. Riess
504 Sugerberry Drive
Maylene, Alabama 35114

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred ninety thousand and 00/100 Dollars (\$190,000.00) 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 Curtis L. Riess, and Devan K. Riess, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 313 according to the Survey of Lake Forest, Third Sector, as recorded in Map Book 26, Page 143, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1) Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
- 2) Ad valorem Taxes for the current tax year, which Grantees herein assume and agree to pay.
- 3) Easement/right-of-way to Alabama Power Company as recorded in Book 239 Page 881; Deed Book 219, Page 127; Deed Book 150, Page 89; Deed Book 142, Page 84 and Deed Book 124, Page 474.

\$ 127,550.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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.

Special Warranty Deed
June 23, 2002

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.

Special Warranty Deed
June 23, 2002

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 19th day of March, 2003.

Federal Home Loan Mortgage Corporation
By, Burrow Closing Management Corporation

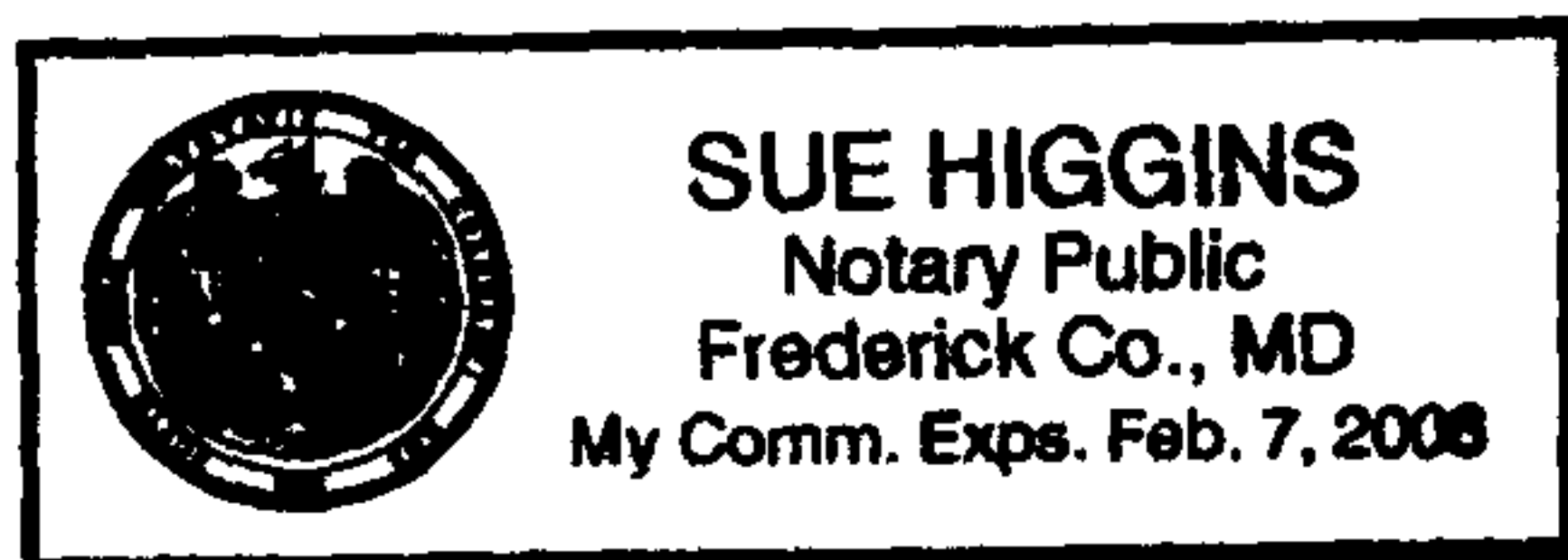
by, Jennifer Presley
Its AUP
As Attorney in Fact

STATE OF MARYLAND

COUNTY OF FREDERICK

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JENNIFER PRESLEY, whose name as AUP 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 is 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, action in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 19th day of March, 2003.



Sue Higgins
NOTARY PUBLIC
My Commission expires: 02-07-06
AFFIX SEAL

504 Sugarberry Road, Maylene, Alabama 35114
1-60462
2002-000188