

9109

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

Send Tax Notice to:
Antonio R. Hawkins
Rose Ann Butera

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Ninety-six thousand and 00/100 Dollars (\$96,000.00) 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 Antonio R. Hawkins, and Rose Ann Butera, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 66, according to the Survey of Kingwood, First Addition, as recorded in Map Book 6, Page 90, 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 16 Page 354.
- 4) Easement/right-of-way to Alabama Power Company as recorded in Book 55 Page 454; Book 225, Page 224; and Book 299, Pages 150, 156, 132, 138 and 144.
- 5) Restrictive covenant as recorded in Book 15 Page 892 and Book 16, Page 361.
- 6) 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. 20021203000599216, 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 grantee.

TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns, forever.

Special Warranty Deed

June 23, 2002

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the
8TH day of April, 2003.

Federal Home Loan Mortgage Corporation
By, Burrow Closing Management Corporation

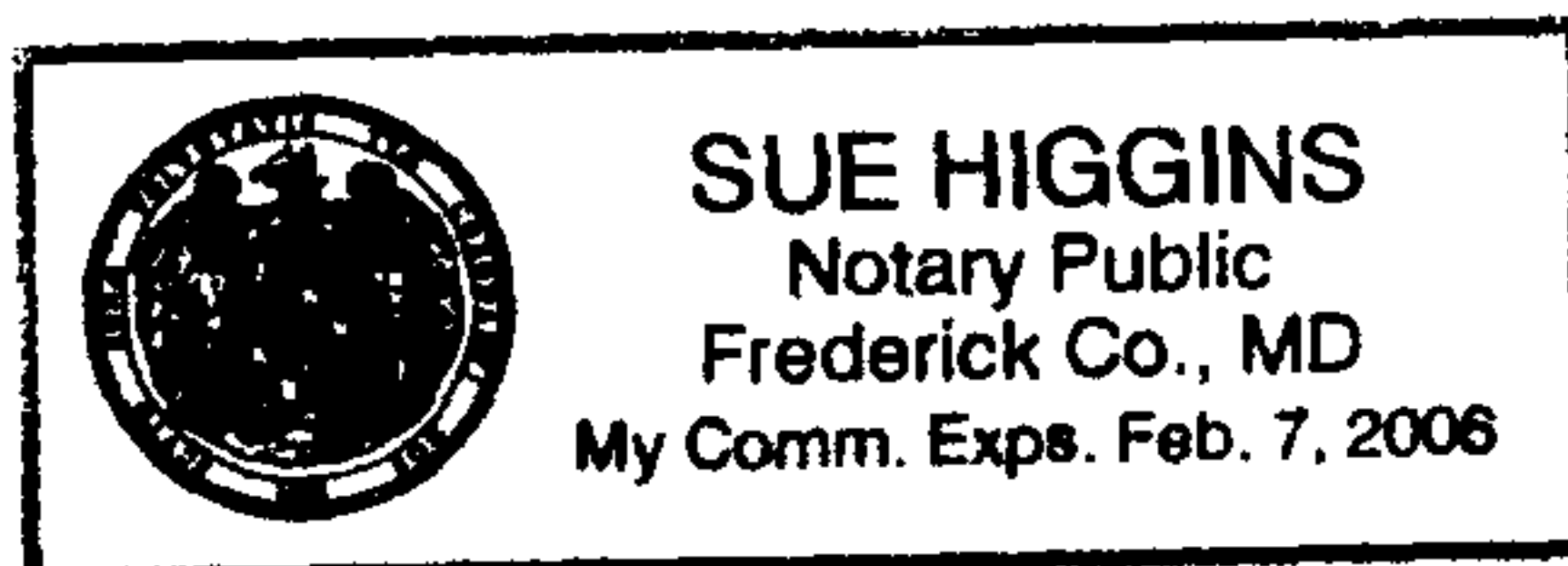
by, Jennifer Presley
Its AVP
As Attorney in Fact

STATE OF MARYLAND

COUNTY OF FREDERICK

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
JENNIFER PRESLEY, whose name as AVP 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 8TH day of April, 2003.



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

1516 King Charles Court, Alabaster, Alabama 35007
1-70308
2002-000960