

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

Send Tax Notice to:
James G. Weaver
V. Diane Weaver
139 Post Oak Lane
Harpersville, AL 35078

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred four thousand seven hundred and 00/100 Dollars (\$104,700.00) 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 James G. Weaver, and V. Diane Weaver, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A"

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.
- 4) Easement/right-of-way to Shelby County as recorded in Book 95 Page 532 and Book 104, Page 450 .
- 5) Easement/right-of-way to Colonial Pipe Line as recorded in Book 221 Page 7.
- 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. , 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 9TH day of April, 2003.

Federal Home Loan Mortgage Corporation
By, Burrow Closing Management Corporation

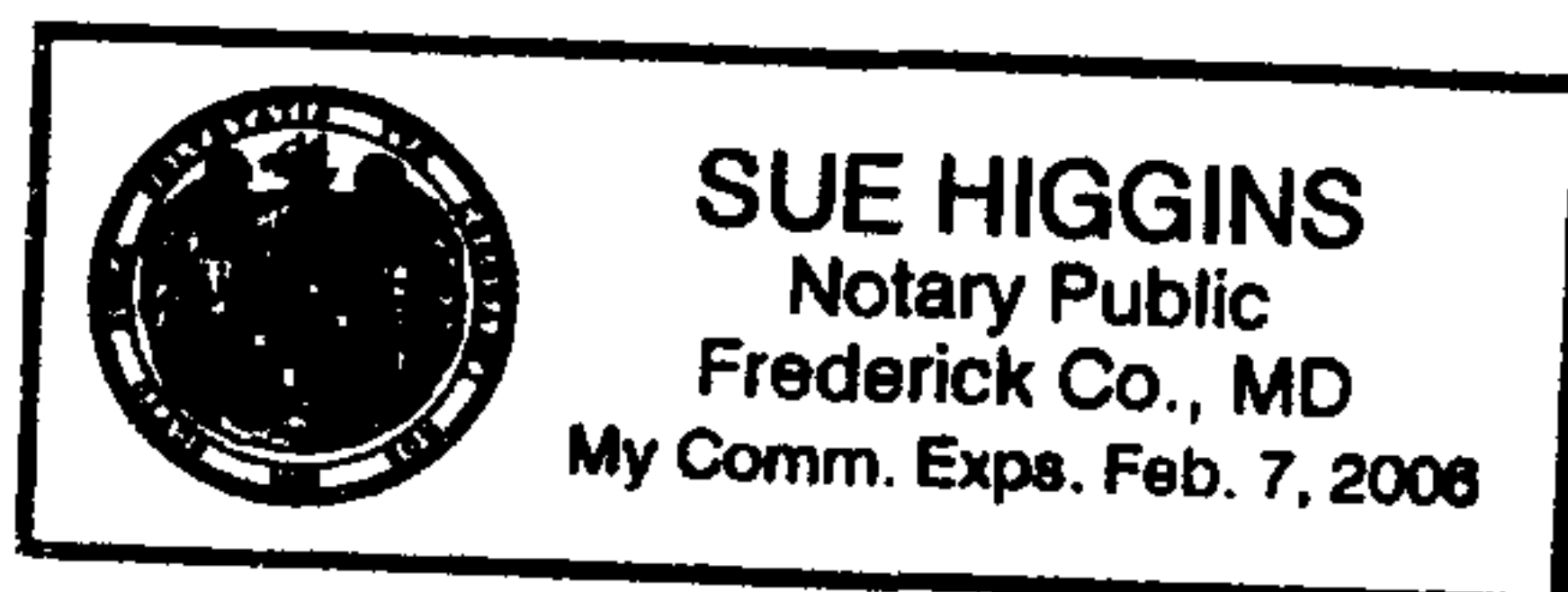
by *Jennifer Presley*
Its AVP
As Attorney in Fact

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 9TH day of April, 2003.



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

672 Westover Road, Harpersville, Alabama 35078
2001-000898

Special Warranty Deed
June 23, 2002

EXHIBIT "A" TO WARRANTY DEED FROM FHLMC TO WEAVER

A parcel of land in the NW 1/4 of the SE 1/4 of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama described as follows:

From the SE corner of the NW 1/4-SE 1/4 of Section 24, Township 19 South, Range 1 East run; thence West along the South boundary of said NW 1/4 - SE 1/4 for a distance of 315.99 feet to the point of beginning of herein described lot; thence continue along said course for a distance of 335.03 feet; thence turn 91 degrees 00 minutes 25 seconds right and run 651.85 feet; thence turn 87 degrees 44 minutes 40 seconds right and run 336.91 feet; thence turn 92 degrees 24 minutes 03 seconds right and run 659.22 feet to the point of beginning of herein described lot; being situated in Shelby County, Alabama

Also, a 15.0 foot easement for ingress and egress along the centerline of an existing drive as follows: From the NE corner of the afore described lot, run thence West along the North boundary of said lot a distance of 100.88 feet to the point of beginning of the centerline of herein described easement; thence turn 102 degrees 20 minutes 59 seconds right and run 27.50 feet along said easement centerline and the following courses 13 degrees 42 minutes 28 seconds right for 132.13 feet; 25 degrees 52 minutes 34 seconds, left for 30.37 feet; 23 degrees 42 minutes 02 seconds left for 40.76 feet; 10 degrees 48 minutes 13 seconds right for 36.61 feet; 28 degrees 28 minutes 18 seconds right for 51.44 feet; thence turn 16 degrees 48 minutes 34 seconds right and run along said easement centerline a distance of 62.48 feet to a point of termination on the Southerly boundary of Old U.S Highway No. 280(120 foot right of way).