

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

Send Tax Notice to:  
David P. Gray  
Celeste L. Nunnally  
5744 Spring Creek Rd.  
Montevallo, AL 35115

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred forty-nine thousand six hundred twenty-five and 00/100 Dollars (\$149,625.00) 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 David P. Gray, and Celeste L. Nunnally, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 4, Block 3, Hidden Valley, as found in Map Book 6, Page 36 located 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) 50-foot minimum building setback line as reserved and shown on recorded map.
- 3) Easement/right-of-way to The Water Works and Sewer Board of the Town of Montevallo as recorded in Book 274 Page 666.
- 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. 20020712000324930, in the Probate Office of Shelby County, Alabama.

\$ 119,700.<sup>00</sup> of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

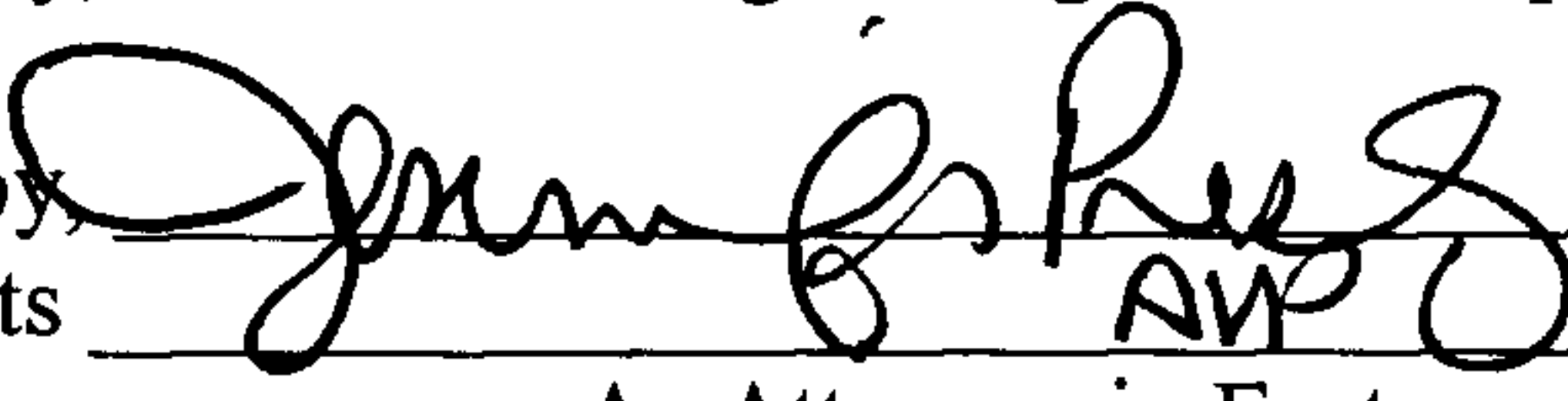
This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

Special Warranty Deed  
June 23, 2002

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

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the \_\_\_\_\_ day of May, 2003.

Federal Home Loan Mortgage Corporation  
By, Burrow Closing Management Corporation

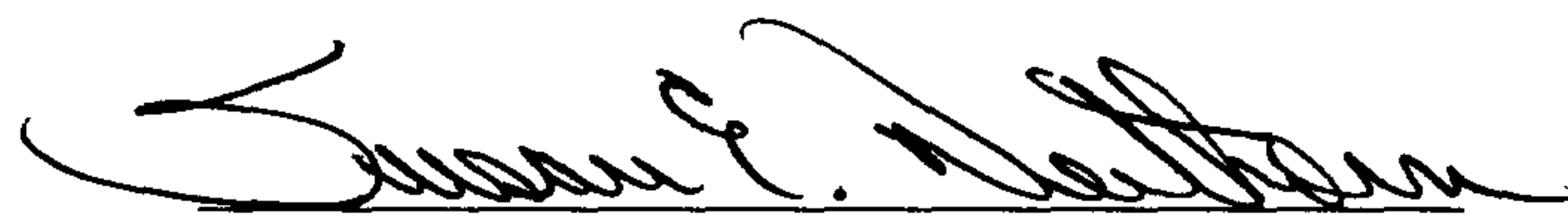
by   
Its     
As Attorney in Fact

STATE OF Maryland

COUNTY OF Fredrick

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jennifer Wesley, whose name as Closing Manager 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 22<sup>nd</sup> day of May, 2003.



NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

430 Hidden Valley Drive, Montevallo, AL 35115  
1-65368  
2002-000580

SUSAN E. DEITHORN  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires July 26, 2005

