

9272

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

Send Tax Notice to:
Gary L. Norwood
Valerie A. Norwood

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred thirty-five thousand nine hundred and 00/100 Dollars (\$135,900.00) 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 Gary L. Norwood, and Valerie A. Norwood, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 125, according to the Survey of Autumn Ridge, Second Sector, as recorded in Map Book 14, Pages 16,17, and 18, In the Probate Office of Shelby County, Alabama; being situated in 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 Real 220 Page 453 and Real 315 Page 489.
- 4) Restrictive covenant as recorded in Book 282 Page 146.
- 5) Mineral and Mining Rights as recorded in Book 150 Page 648.
- 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. 20030219000104210, in the Probate Office of Shelby County, Alabama.

\$_____ 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 June, 2003.

Federal Home Loan Mortgage Corporation
By, Burrow Closing Management Corporation

by *John F. Resley*
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 *Kristen Resley*, 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 4 day of June, 2003.

Kristen L. Hodges
NOTARY PUBLIC

My Commission expires: My Commission Expires
AFFIX SEAL May 3, 2005

1116 Elm Drive, Alabaster, Alabama 35007
1-75770
2003-000297

