

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

Send Tax Notice to:  
Ronna T. Sanford

907 7<sup>th</sup> Ave. NW  
Alabaster, AL 35007

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred twenty-eight thousand and 00/100 Dollars (\$128,000.00) 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 Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Ronna T. Sanford, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 52, according the Survey of Hamlet, 7th Sector, as recorded in Map Book 9, Page 120 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 Grantee herein assume and agree to pay.
- 3) Agreement between H. Walker & Associates and Plantation Pipe Line Company recorded in Miscellaneous Book 35, Page 51.
- 4) Permit to Alabama Power Company and South Central Bell as recorded in Real Book 34, Page 647.
- 5) Transmission line permit to Alabama Power Company as recorded in Deed Book 220, Page 329.
- 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. 20030312000150620, in the Probate Office of Shelby County, Alabama.

\$ 121,600<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 Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 9<sup>th</sup> day of June, 2003.

Federal Home Loan Mortgage Corporation  
By, Burrow Closing Management Corporation

by, [Signature]  
Its [Signature]  
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 Presky, whose name as Asst. Vice President 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 9<sup>th</sup> day of June, 2003.



[Signature]  
NOTARY PUBLIC Elaine Frick  
My Commission expires: 12-7-05  
AFFIX SEAL

907 7th Avenue NW, Alabaster, Alabama 35007  
1-74482  
2003-000184