

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

Send Tax Notice to:
Mark W. Cummings-Dusharm
Kristie H. Dusharm
1812 TECUMSEH
BIRMINGHAM, ALABAMA 35124

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred thirty-six thousand two hundred and 00/100 Dollars (\$136,200.00) 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 Mark W. Cummings-Dusharm, and Kristie H. Dusharm, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 4, Block 1, according to the Survey of Wooddale, First Sector, as recorded in Map Book 5, Page 91, 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 and South Central Bell Telephone and Telegraph Company as recorded in Book 273 Page 63.
- 4) Easement/right-of-way to Alabama Power Company as recorded in Book 101 Page 500 and Volume 101, Page 596.
 - 3) Restrictive covenant as recorded in Book 272 Page 85 and Miscellaneous Book 2, Page 390.
- 5) Mineral and Mining Rights as recorded in Book 127 Page 140.
- 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. 20030129000053630, 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.

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
29 day of April, 2003.

Federal Home Loan Mortgage Corporation
By, Burrow Closing Management Corporation
by [Signature]
Its AUP
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 Hasley, whose name as AUP 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 29 day of April, 2003.

Kristen L. Hodges
NOTARY PUBLIC

My Commission expires: May 3, 2005
AFFIX SEAL

1812 Tecumseh Circle, Pelham, Alabama 35124
1-73092
2003-000063

