

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

Send Tax Notice to:

Robert Ward

Julie Ward

Ray Newmyer JR
Alabaster, AL 37007

SURVIVORSHIP
SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred ninety-nine thousand nine hundred ninety and 00/100 Dollars (\$199,990.00) 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 Robert Ward, and Julie Ward, ^{**}(herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

****Joint Tenants with right of survivorship****

Lot 11, Block 2, according to the Map of Norwick Forest, Second Sector, as recorded in Map Book 13, Page 23 A & B, 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) Easement/right-of-way to Southern Natural Gas as recorded in Book 212 Page 313.
- 4) Easement/right-of-way to Shelby County as recorded in Book 280 Page 333.
- 5) Easement/right-of-way to Alabaster Water & Gas Board as recorded in Book 124 Page 255.
- 6) Restrictive covenant as recorded in Book 228 Page 563.
- 7) Mineral and Mining Rights as recorded in Book 254 Page 128.
- 8) 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. 20030626000402170, in the Probate Office of Shelby County, Alabama.

\$ 193,950.00 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
15 day of October, 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 Resley, whose name as AMP 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 15 day of October, 2003.

Kristen L. Hodges
NOTARY PUBLIC

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

124 Newgate Road, Alabaster, Alabama 35007
1-80187
2003-000719

