

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

Send Tax Notice to:  
Kenneth M. Houpt  
Sharon K. Houpt  
317 Wynlake Circle  
Montevallo, AL 35115

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred forty-three thousand and 00/100 Dollars (\$143,000.00) 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Kenneth M. Houpt, and Sharon K. Houpt, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 12, according to the Survey of Wynlake Subdivision, Phase 1, as recorded in Map Book 19, Page 156, 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 40 Page 202; Deed Book 101, Page 76; Deed Book 138, Page 317..
- 4) Easement/right-of-way to Shelby County as recorded in Book 245 Page 264.
- 5) Easement/right-of-way to State of Alabama as recorded in Book 133 Page 33.
- 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. 20030530000336380, in the Probate Office of Shelby County, Alabama.

\$ 114,400.00 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.

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

Special Warranty Deed  
June 23, 2002

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 26<sup>th</sup> day of November, 2003.

Federal Home Loan Mortgage Corporation  
By, Burrow Closing Management Corporation

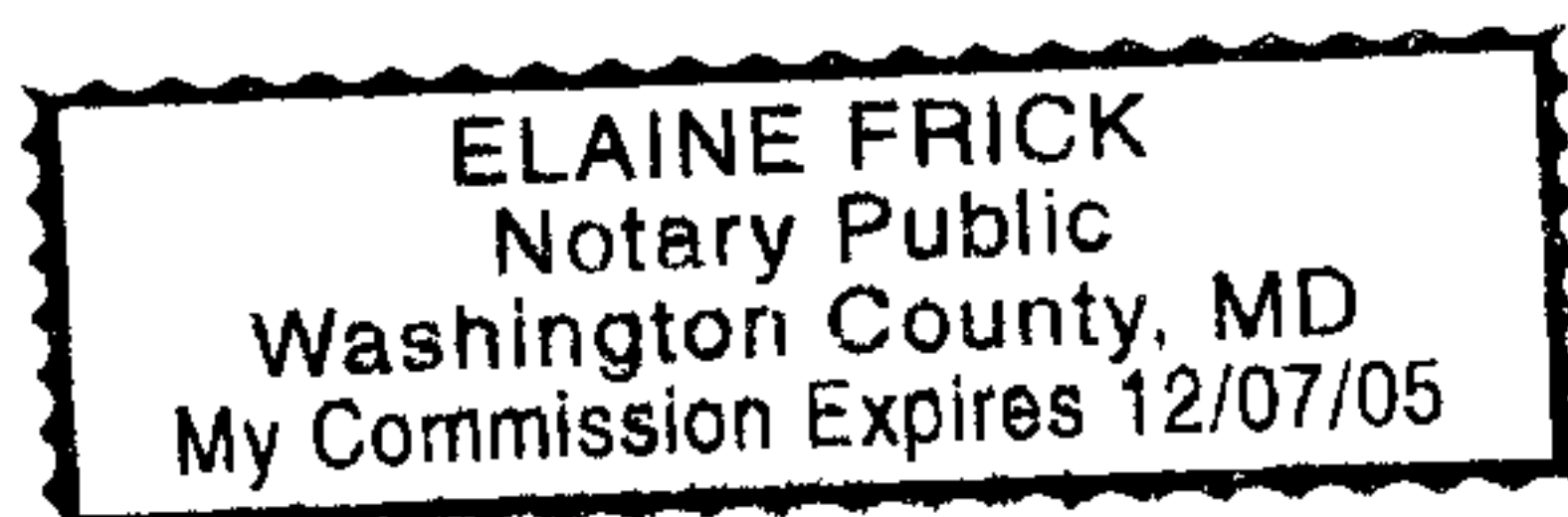
by,  
Its

[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 26<sup>th</sup> day of November, 2003.



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

317 Wynlake Circle, Montevallo, Alabama 35115  
1-78294  
2003-000511