

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

Send Tax Notice to:
Rodger D. Chambers
Amy G. Chambers

120 Oaklawn Hills Dr
Chelsea AL 35043

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred eighty-five thousand and 00/100 Dollars (\$185,000.00) 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 Rodger D. Chambers, and Amy G. Chambers*(herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit: *jointly for life with right of survivorship

Lot 6, according to the survey of Oaklyn Hills, Phase I, as recorded in Map Book 24, Page 50 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 Shelby County as recorded in Book 229, Page 492 and Deed Book 39, Page 469 Page .
- 4) Easement/right-of-way to Alabama Power Company (Transmission Line Permit(s) as recorded in Book 165 Page 105.
- 5) Easement/right-of-way to Railroad right of way reserved by South and North Alabama Railroad as recorded in Book "I" Page 655.
- 6) Timber sale agreement by and between Double Mountain, L.L.C and international Paper Company dated November 11, 1994 as set out by Inst. #1995-2626 and Inst. #1997-40792
- 7) Ingress and egress in connection with the cutting and removing timber as provided for under code section 35-4-361. Code of Alabama, 1975
- 8) Title to all oil, gas, and minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto not owned by the grantor
- 9) 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. 2003070200041693, in the Probate Office of Shelby County, Alabama.

\$130,000 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.

Thomas Foster

Special Warranty Deed

June 23, 2002

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 30th day of December, 2003.

Federal Home Loan Mortgage Corporation
By, Burrow Closing Management Corporation

by, [Signature]
Its Julio Gonzalez
As Attorney in Fact

STATE OF California

COUNTY OF Orange

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Julio Gonzalez, whose name as Closing Coordinator 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 30 day of December, 2003.

[Signature]
NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

June 10, 2005

1-81314

2003-000779

