

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

Send Tax Notice to:  
BRIAN G. PACE AND JENNIFER PACE  
5365 Riverbend Trail  
Birmingham, AL 35242

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred fifty-nine thousand nine hundred and 00/100 Dollars (\$159,900.00) 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 Brian G. Pace and Jennifer Pace (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 26-A according to a Resurvey of Lots 25,26, & 27 of Sandpiper Trail Subdivision, Sector 2 as recorded in Map Book 15, Page 57 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.
- 4) Easement/right-of-way to Alabama Power Company and South Central Bell as recorded in Book 207 Page 397.
- 5) Easement/right-of-way to South Central Bell as recorded in Book 172 Page 642.
- 6) Restrictive covenant as recorded in Book 340 Page 499.
- 7) Title to Minerals underlying caption lands with mining rights and privileges belonging thereto as expected in Deed Book 186, Page 357; Deed Book 225, Page 385; and Volume 46, Page 306.
- 8) Transmission Line permit to Alabama Power Company as recorded in Real book 207, Page 399.
- 9) Agreement regarding to sewer service recorded in Book 125, Page 843.
- 10) Easement agreements as recorded in Miscellaneous Book 1, Page 534 and Real Book 24, Page 565.
- 11) 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. 20030613000373160, in the Probate Office of Shelby County, Alabama.

\$ 151,905.00 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, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy thereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 28th day of January, 2004.

Federal Home Loan Mortgage Corporation  
By, Burrow Closing Management Corporation

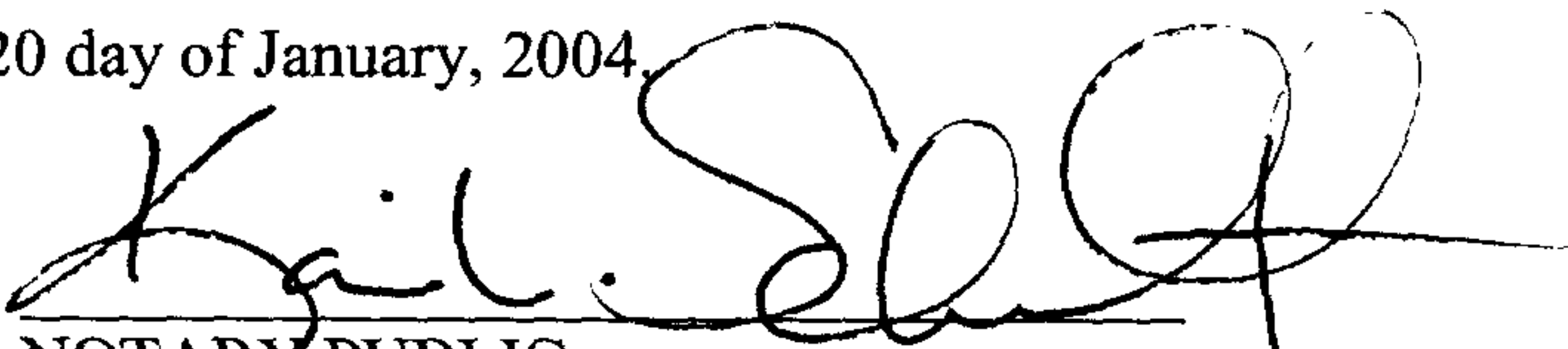
by,   
Its JULIO GONZALEZ, CLOSING COORDINATOR  
As Attorney in Fact

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, 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 20 day of January, 2004.

  
NOTARY PUBLIC  
My Commission expires: JUNE 12, 2005  
AFFIX SEAL

1-78734  
2003-000528

