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

Send Tax Notice
Frank E. Williams

20040325000152340 Pg 1/2 45.00
Shelby Cnty Judge of Probate, AL
03/25/2004 11:07:00 FILED/CERTIFIED

126 ESSEX DRIVE
STERRETT, AL 35147

SPECIAL WARRANTY DEED

247,000.00

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Dollars (\$) 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 Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Frank E. Williams, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 103, according to the Survey of Forest Parks, 1st Sector, as recorded in Map Book 22, Page 28 A, B and C, 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 Grantee herein assume and agree to pay.
- 3) Easement/right-of-way to Shelby County as recorded in Book 220 Page 341 and Volume 228, Page 339.
- 4) Easement/right-of-way to Alabama Power Company as recorded in Book 236 Page 829; Volume 126, Pages 191, 192 and 323; Volume 139, Page 127; Volume 133, Page 210; and Volume 124, Page 519..
- 5) Mineral and Mining Rights as recorded in Book 53 Page 262.
- 6) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens (provisions, if any, based on race, color, religion, or national origin are omitted) provided in the Covenants, Conditions, and Restrictions recorded in Instrument Number 1997-2752; Instrument Number 1997-4561; Instrument Number 1997-4563; and Instrument Number 1997-12629.
- 7) Restrictions with Shelby County Health Dept. for septic System as set forth in Instrument Number 1998-23896. Agreement as set forth in Volume 334, Page 585.
- 8) Annex to the Town of Chelsea as set forth in Instrument Number 1999-21564.
- 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. 20030910000607120, 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.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 25 day of February, 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 25 day of February, 2004.


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

1-83608
2003-000960

