

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

Send Tax Notice to:
Willie J. Seay

790 MERLIN DRIVE
CALERA, AL 35040

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred seventeen thousand and 00/100 Dollars (\$117,000.00) 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 Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Willie J. Seay, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 7, according to the map and survey of The Round Table, as recorded in Map Book 7, Page 38, 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 Grantee herein assume and agree to pay.
- 3) Easement/right-of-way to South Central Bell as recorded in Book 309 Page 341.
- 4) Easement/right-of-way to Shelby County as recorded in Book 211 Page 622.
- 5) Restrictive covenant as recorded in Book 24 Page 168.
- 6) Transmission Line Permits to Alabama Power Company in Deed Book 103, Page 171 and Deed Book 220, Page 46.
- 7) 35 foot minimum building line as shown on recorded plat.
- 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. 2003062000389510, in the Probate Office of Shelby County, Alabama.

\$ 112,817.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

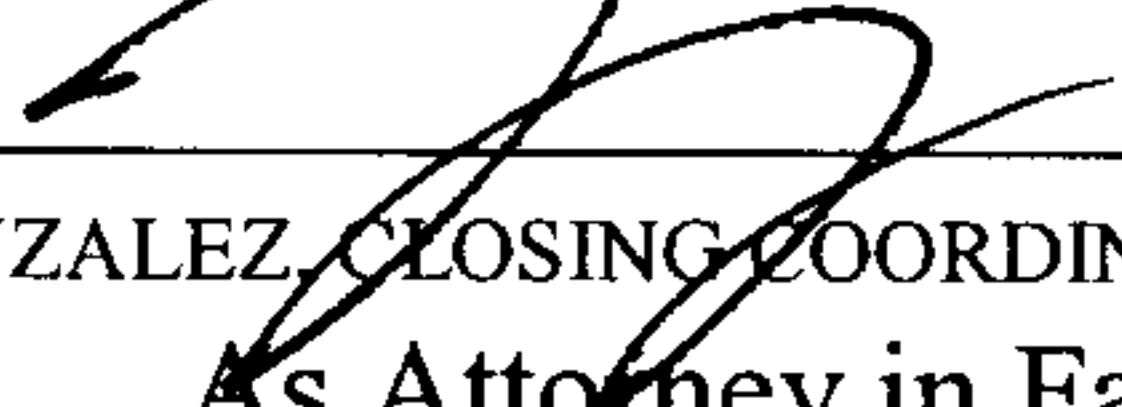
This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

Special Warranty Deed
June 23, 2002

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

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 3 day of March, 2004.

Federal Home Loan Mortgage Corporation
By, Burrow Closing Management Corporation

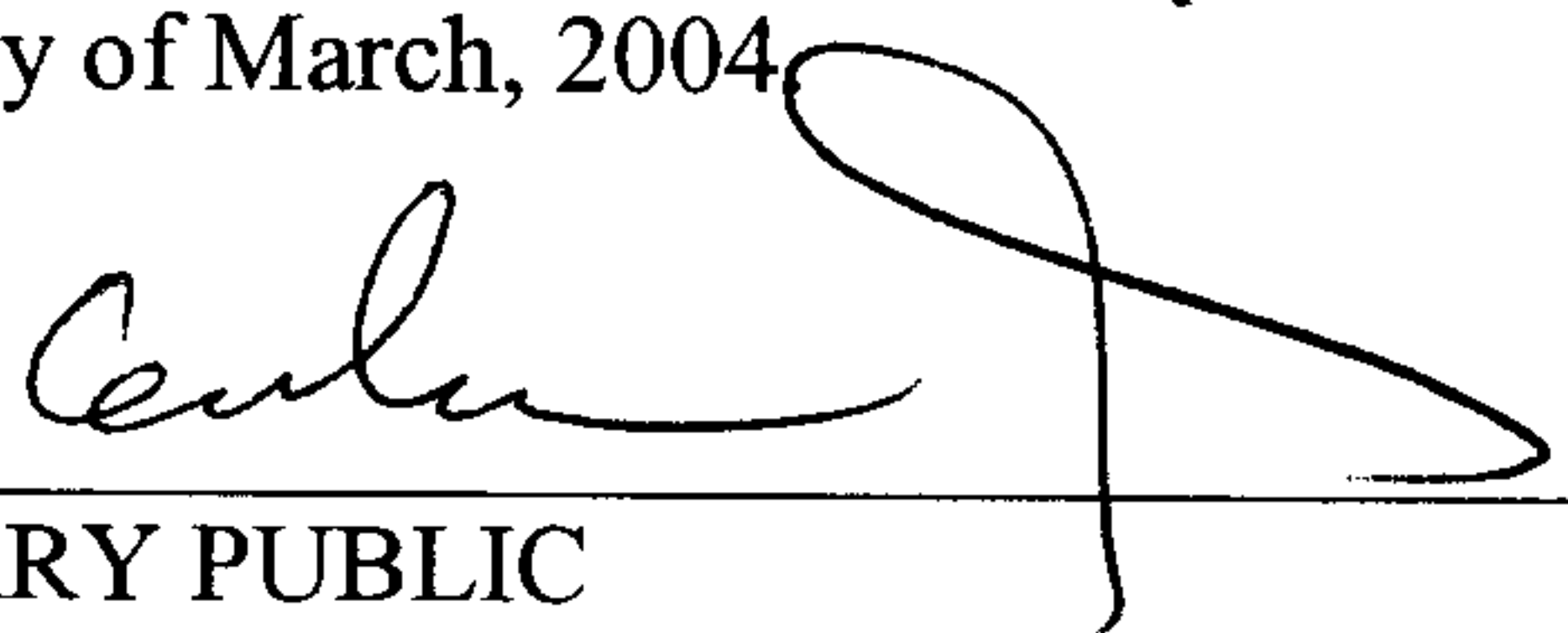
by, 
Its JULIO GONZALEZ, CLOSING COORDINATOR
As Attorney in Fact

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 3 day of March, 2004.


NOTARY PUBLIC
My Commission expires: JUNE 10, 2005
AFFIX SEAL

1-79899
2003-000653

