

DJ
11/2/15

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205
ASSET # 1-87223

Send Tax Notice to:
David M. Lawrence, Jr.
Sherry K. Lawrence

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred five thousand and 00/100 Dollars (\$105,000.00) 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 David M. Lawrence, Jr., and Sherry K. Lawrence, (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 14, 15 and 16, Block 257, according to J.H. Dunstan's Map of the Town of Calera, Shelby County, Alabama. 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) Easements, reservations, restrictions, protective covenants, rights of way, conditions and building setback lines of record, if any.
- 4) 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. 20031110000743740, in the Probate Office of Shelby County, Alabama.

\$ 54,000 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, 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.

Special Warranty Deed

June 23, 2002

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 13 day of July, 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 13 day of July, 2004.


NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

1-87223

2003-001223

