

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205
2010165

Send Tax Notice to:
Andrew B. Hatley

1604 LAKESHORE DRIVE
ANNISTON AL. 36207

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Ninety-one thousand and 00/100 Dollars (\$91,000.00) 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 Andrew B. Hatley, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Unit 1407, Building 14, in the Gables, a Condominium, a condominium located in Shelby County, Alabama as established by Declaration of Condominium and By-Laws thereto as recorded in Real Volume 10, Page 177 and amended in Real Volume 27, Page 733, Real Volume 50, Page 327 and Real Volume 50, Page 340 and re-recorded in Real Volume 50, Page 942, Real Volume 165, Page 578 and amended in Real Volume 59, Page 19 and futher amended by Corporate Volume 30, Page 407 and in Real Volume 96, Page 855 and Real Volume 97, Page 937 and By-Laws as shown in Real Volume 27, Page 733 and amended in Real Volume 50, Page 325, further amended by Real Volume 189, Page 222, Real Volume 222, Page 691, Real Volume 238, Page 241, Real Volume 269, Page 270 further amended by eleventh amendment to Declaration of Condominium as recorded in Real Volume 284, Page 181, together with an undivided interest in the Common Elements, as set forth in the aforesaid Declaration, said unit being more particularly described in the floor plans and architectural drawings of The Gables Condominium as recorded in Map Book 9, Page 41 thru 44 and amended in Map Book 9, Page 135, Map Book 10, Page 49 and further amended by Map Book 12, Page 50 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 Alabama Power Company as recorded in Book 347 Page 472.
- 4) Easement/right-of-way to South Central Bell as recorded in Book 87 Page 189.
- 5) Easement/right-of-way to Realty Development Corporation as recorded in Book 97 Page 535 and Book 97, Page 541..
- 6) Mineral and Mining Rights as recorded in Book 4 Page 464 and Book 127, Page 140.
- 7) Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Business) recorded in Misc. Book 13, Page 30 and amended in Misc. Book 15, Page 189 and Misc. Book 19, Page 633.
- 8) Land use Agreement between Harbert-Equitable Joint Venture and Blue Cross and Blue Shield of Alabama, recorded in Misc. Book 19, Page 690.
- 9) Permit to Alabama Power Company as recorded in Book 32, Page 924, Book 220, Page 457 and Book 34, Page 647.
- 10) Sewer easement as described in Book 97, Page 535.

Special Warranty Deed
June 23, 2002

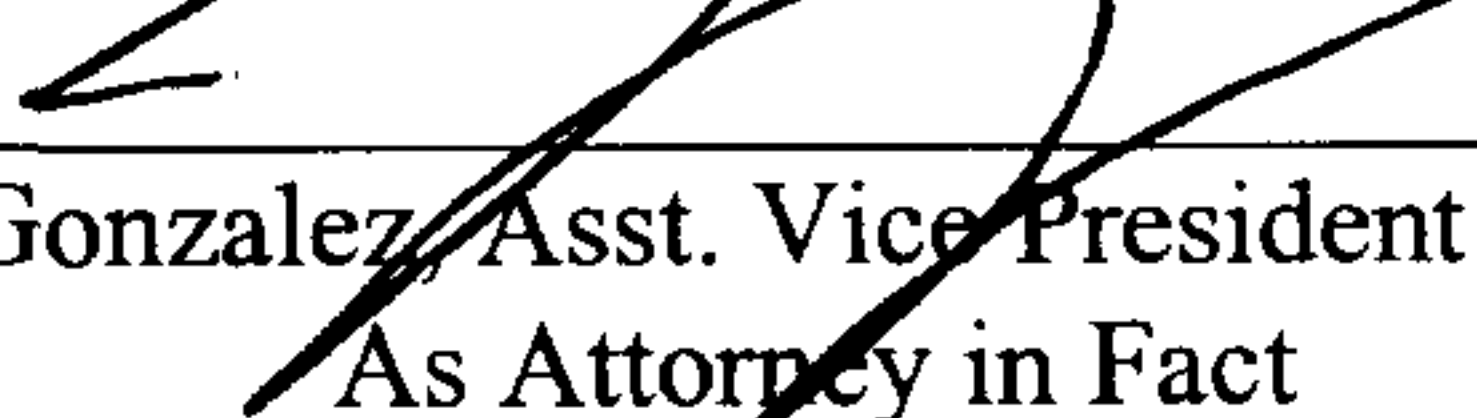
- 11) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions, and Restrictions recorded in Real Record 10, Page 177 along with all subsequent amendments.
- 12) Covenants, conditions, and restrictions recorded in Book 331, Page 757, Item 6.
- 13) 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. 20040621000334160, 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 1 day of December, 2004.

Federal Home Loan Mortgage Corporation
By, Burrow Closing Management Corporation

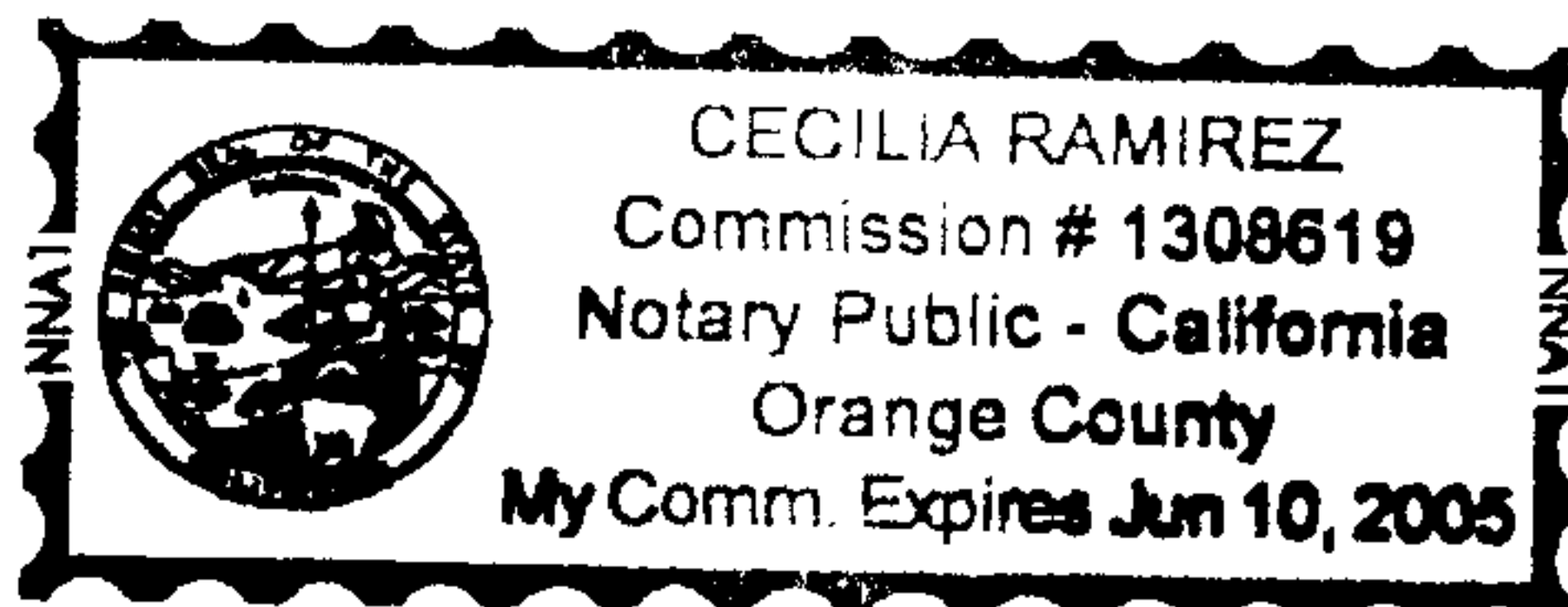
by, 
Its Julio Gonzalez, Asst. Vice President
As Attorney in Fact

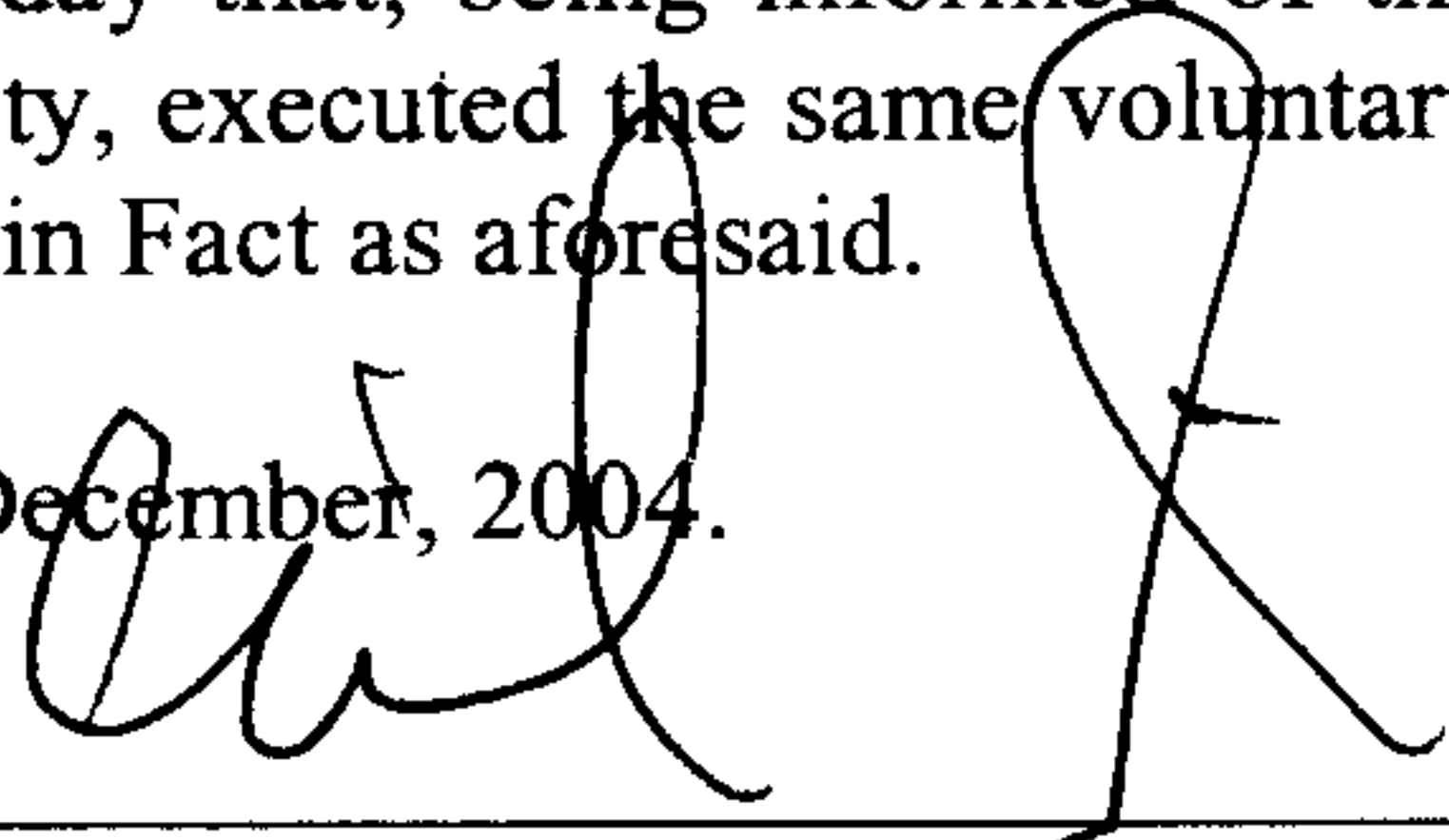
STATE OF California

COUNTY OF Orange

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Julio Gonzalez, Asst. Vice President 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 1 day of December, 2004.




NOTARY PUBLIC: Cecilia Ramirez
My Commission expires: June 10, 2005
AFFIX SEAL

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