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Shelby Cnty Judge of Probate, AL  
02/22/2005 14:59:00 FILED/CERTIFIED

This instrument prepared by:  
Jeff G. Underwood, Attorney  
Sirote & Permutt P.C.  
2311 Highland Avenue South  
Birmingham, Alabama 35205  
**2080938**

Send Tax Notice to:  
FRP Investments, Inc.  
1400 Urban Center Drive, Suite 100  
Vestaivia Hills, AL 35242

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Seventy-three thousand five hundred and 00/100 Dollars (\$73,500.00) 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 FRP Investments, Inc., (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

**See Exhibit A**

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 2 Page 792; Book 2, Page 797 and Book 75, Page 649.
- 4) Mineral and Mining Rights as recorded in Book 32 Page 48.
- 5) Storm sewer and drainage easement in Real Book 86, Page 349.
- 6) Sewer line easement in Real Book 43, Page 611 modified by Real Book 86, Page 355 and Instrument Number 1994-03407
- 7) Reservation in Instrument Number 1994-03407
- 8) Easements and Agreement in Real Book 356, Page 288.
- 9) Permit to Alabama Power Company in Real Book 2, Page 792.
- 10) Articles of Incorporation for Horizon Condominium in Instrument Number 2001-40922.
- 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. 20040820000466490, in the Probate Office of Shelby County, Alabama.

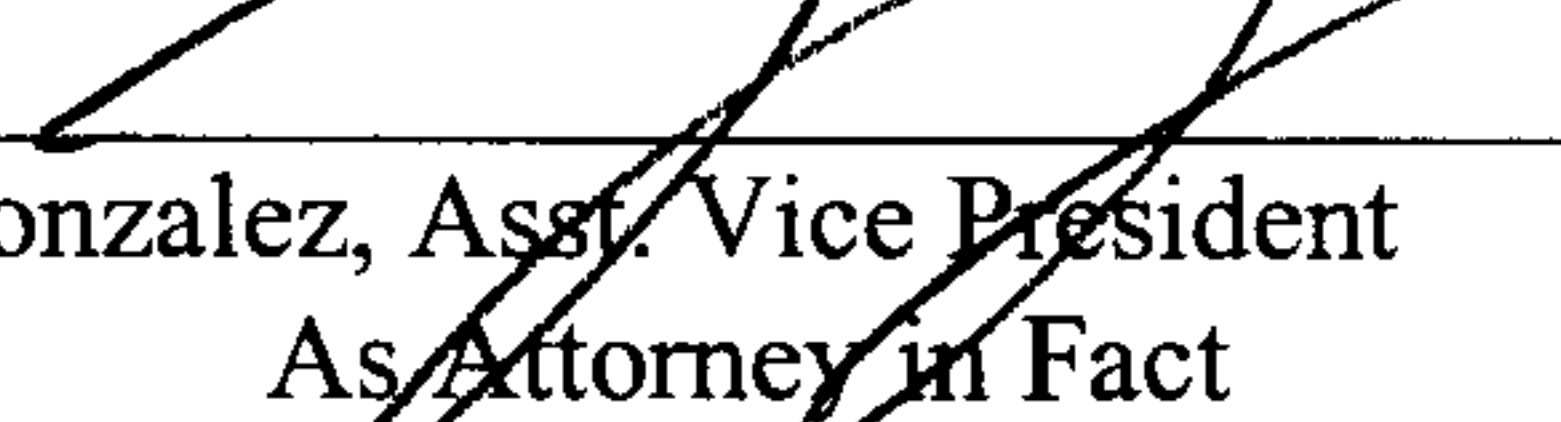
This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

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

*Moseley*

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 21 day of January, 2005.

Federal Home Loan Mortgage Corporation  
By, Burrow Closing Management Corporation

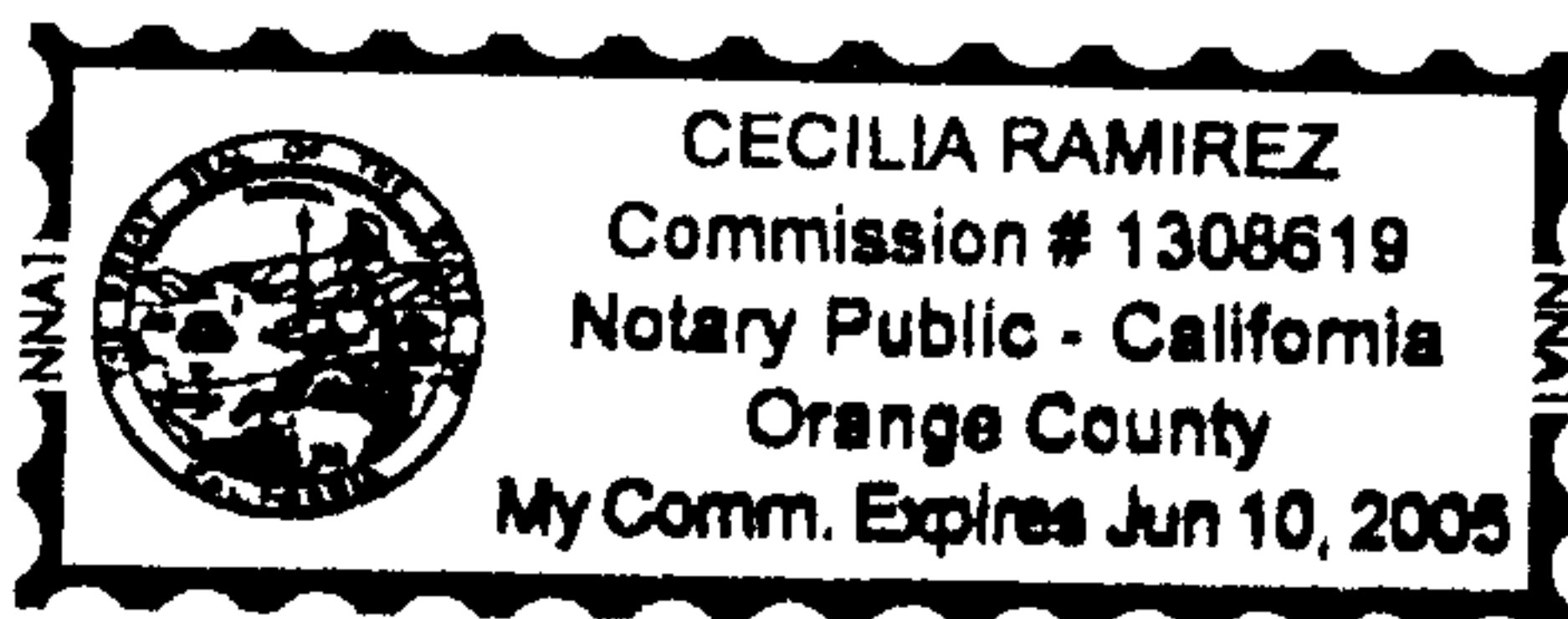
by,   
Its Julio Gonzalez, Asst. Vice President  
As Attorney in Fact

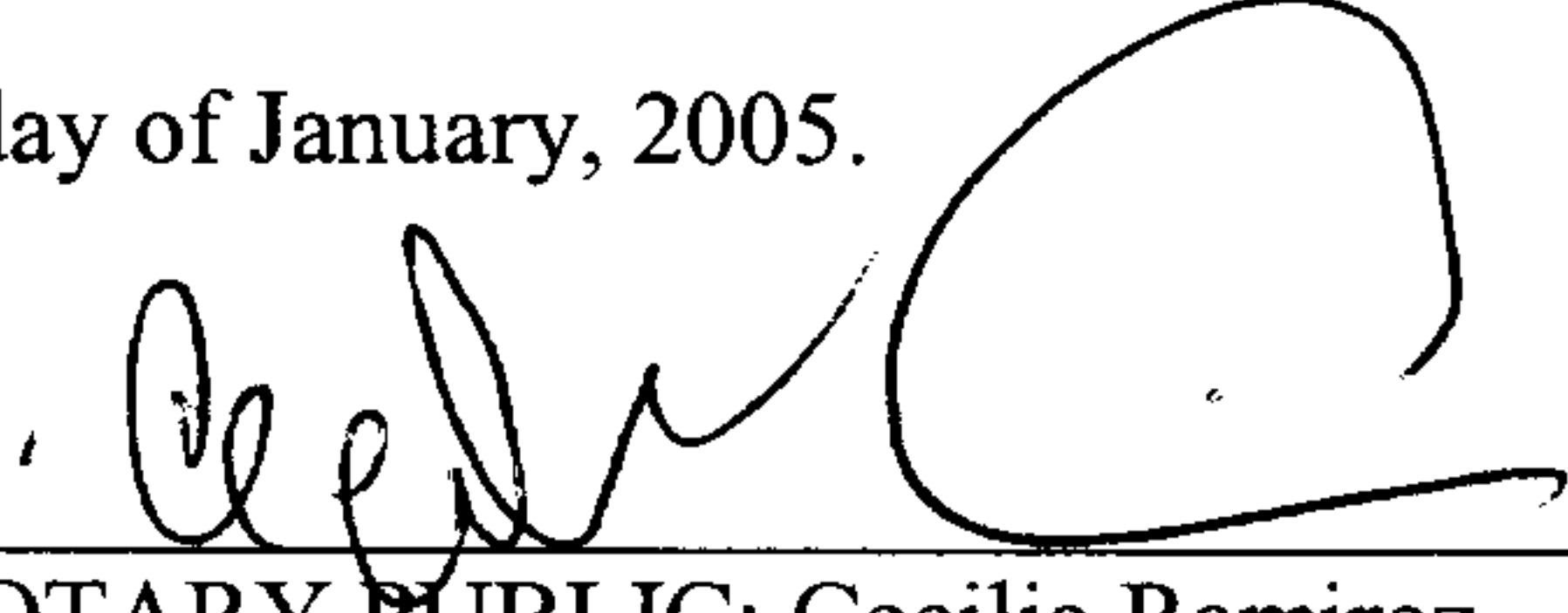
STATE OF California

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 21 day of January, 2005.



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

513995  
2004-001023

**EXHIBIT A TO SPECIAL WARRANTY DEED 2004-001023**

Unit 416, in Horizon, a Condominium, as established by that certain Declaration of Condominium of Horizon, a Condominium, which is recorded in Instrument 2001-40927, to which Declaration of Condominium a plan is attached as Exhibit "A" thereto, said Plan being filed for record in Map Book 28, Page 141, in the Probate Office of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of The Horizon Condominium Association, Inc. is attached as Exhibit "D", together with an undivided interest in the Common Elements assigned to said Unit, as shown in Exhibit "C" of said Declaration of Condominium of Horizon, a Condominium.