

✓ This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205
1554345

Send Tax Notice to:
Jason C. Ishee
Brenda Ishee
12850 Highway 43
VANDIVER, AL 35176

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Fifty-five thousand and 00/100 Dollars (\$55,000.00) 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 Jason C. Ishee, and Brenda Ishee, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED 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 Grantees herein assume and agree to pay.
- 3) Easement/right-of-way to Shelby County as recorded in Book 228 Page 297.
- 4) Easement reserved in Deed Book 265, Page 452
- 5) 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. 20030627000405880, in the Probate Office of Shelby County, Alabama.

\$ 55,000⁰⁰ of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

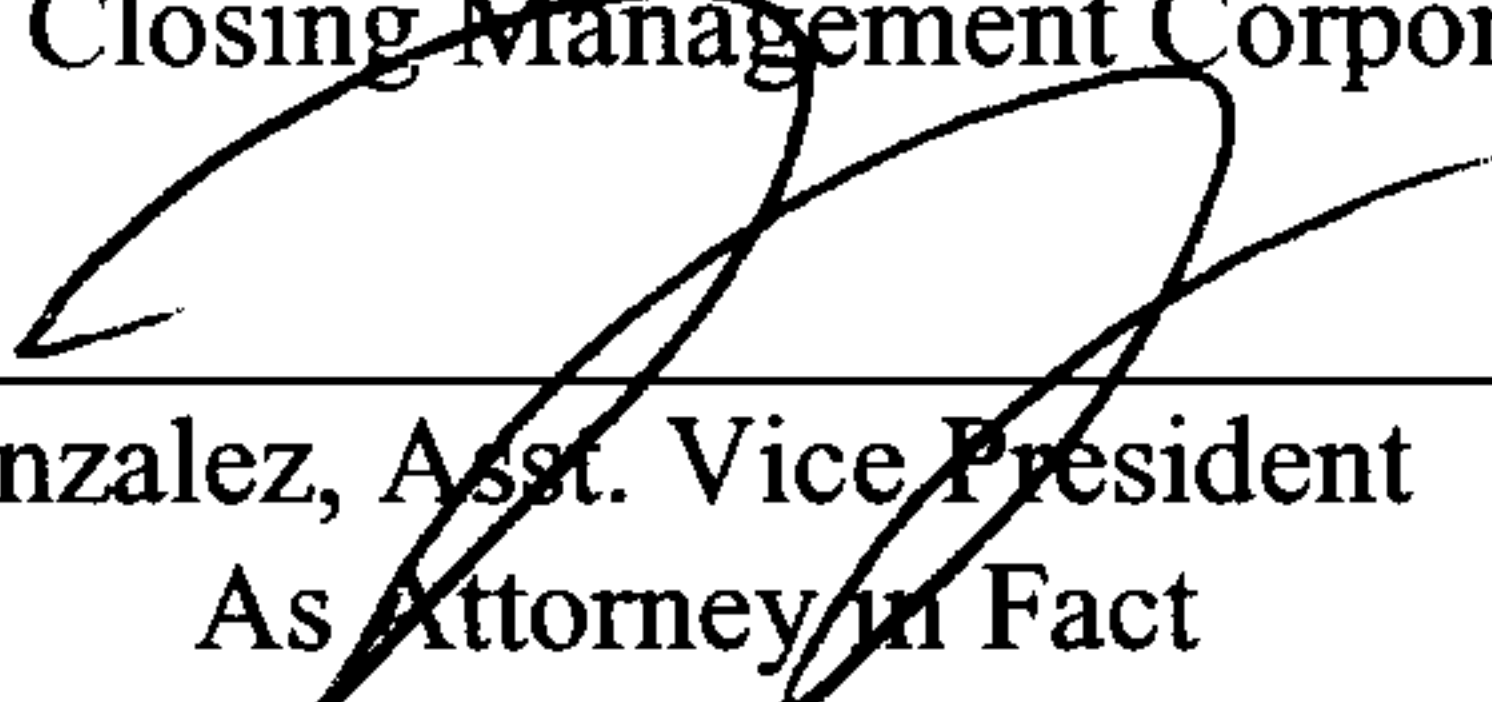
This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

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 11 day of February, 2005.

Federal Home Loan Mortgage Corporation
By, Burrow Closing Management Corporation

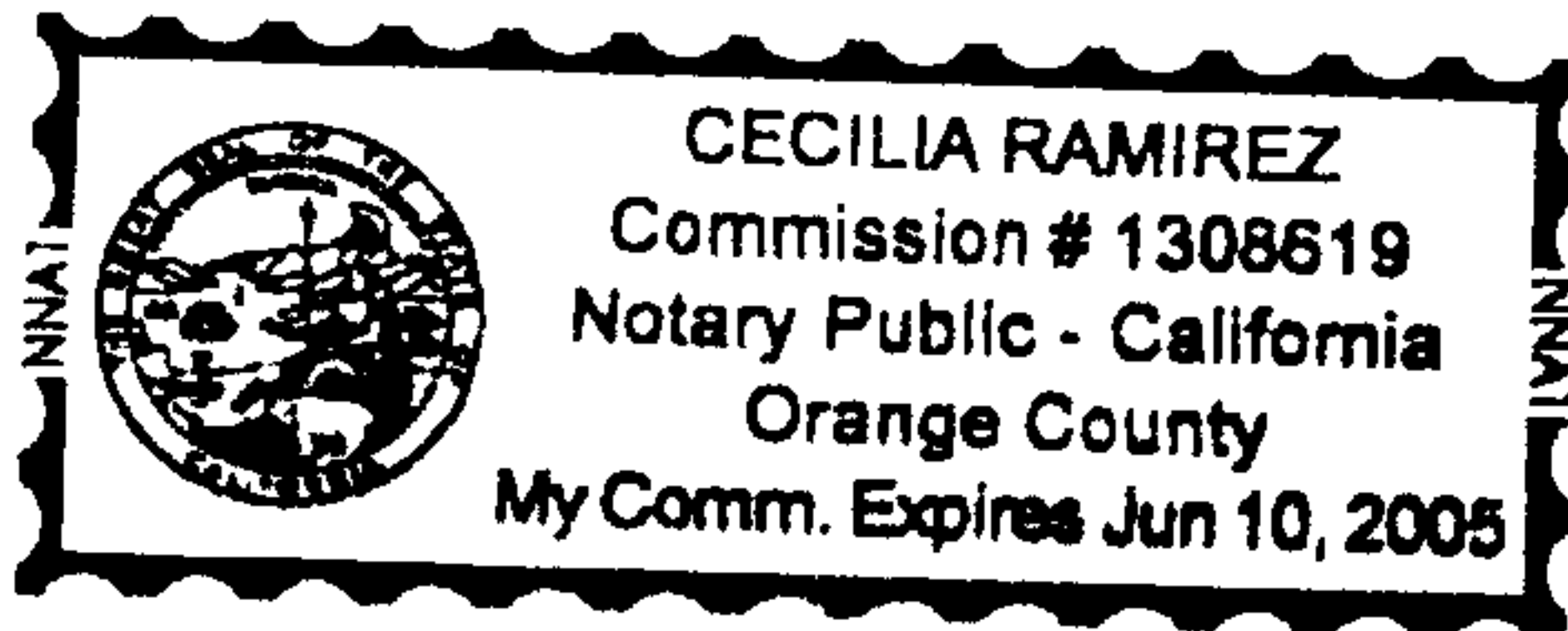
by, 
Its Julio Gonzalez, Asst. Vice President
As Attorney in Fact

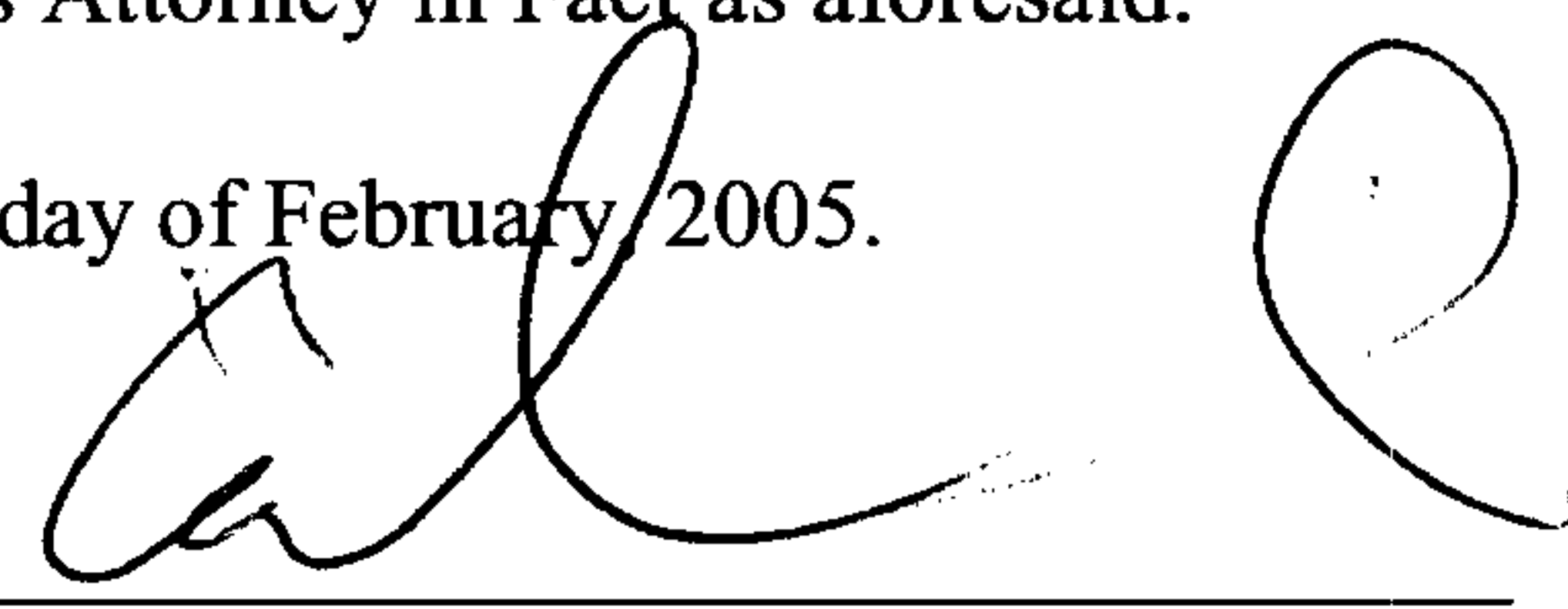
STATE OF CALIFORNIA

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 11 day of February, 2005.




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

1-80921
2003-000762

Special Warranty Deed
June 23, 2002

EXHIBIT "A"

A parcel of land in the Northeast Quarter of the Southeast Quarter Section 11, Township 18 South, Range 1 East, being part of the same land described in a deed to Patricia Ann and David Thompson, recorded in Real Book 207, at Page 297 of the Real Property Records of Shelby County, Alabama said parcel of land being more particularly described as follows:
Commencing at 1 1/2" pipe found for the Southeast corner of the Northeast Quarter of the Southeast Quarter of said Section 11; thence North 00 degrees 20 minutes 00 seconds East, along the East line of said Section a distance of 999.66 feet to a 1 1/2 " rebar set with a cap stamped "S. Wheeler RPLS 16165" thence North 89 degrees 16 minutes 16 seconds West, a distance of 210.00 feet to a 1/2 " rebar, set with a cap stamped set with a cap "S. Wheeler RPLS 16165" thence South 00 degrees 20 minutes 00 seconds West a distance of 10.00 feet to a 1/2" rebar, set with a cap stamped "S. Wheeler RPLS 16165; thence North 87 degrees, 04 minutes 00 seconds West, a distance of 360.54 feet to a 1/2" rebar set with a cap stamped "S. Wheeler RPLS 16165" on the Southeast right of way line of County Highway No. 43; thence South 50 degrees, 16 minutes 13 seconds West, along said right of way line a distance of 44.27 feet to a 1/2" rebar set with a cap stamped "S Wheeler RPLS 16165", for the point of beginning; thence South 87 degrees 04 minutes, 00 seconds East, a distance of 172.64 feet to a 1/2" rebar, set with a cap stamped "S. Wheeler RPLS 16165", thence South 28 degrees 33 minutes 17 seconds East, along an Oak Board fence, a distance of 224.95 feet, to a 1/2" rebar, set with a cap stamped "S, Wheeler RPLS 16165" thence South 25 degrees 45 minutes 00 seconds West, along an Oak Board fence a distance of 100.02 feet to a 1/2" rebar set with a cap stamped "S. Wheeler RPLS 16165", thence North 76 degrees, 51 minutes, 13 seconds West, along an Oak Board fence, a distance of 6.59 feet to a 1/2" rebar, set with a cap stamped "S. Wheeler RPLS 16165", thence South 24 degrees 40 minutes, 59 seconds West, along Oak Board fence, a distance of 60.83 feet to a 1/2" rebar, set with a cap stamped "S. Wheeler RPLS 16165", thence North 80 degrees, 19 minutes, 22 seconds West, along an Oak Board fence, a distance of 136.85 feet to a 1/2" rebar, set with a cap stamped "S. Wheeler RPLS 16165", thence South 70 degrees 05 minutes 09 seconds West, along an Oak Board fence , a distance of 81.64 feet to a 1/2" rebar, set with a cap stamped "S. Wheeler RPLS 16165" thence North 65 degrees 31 minutes 41 seconds West, a distance of 298.34 feet to a 1/2" rebar, set with a cap stamped "S. Wheeler RPLS 16165", on the Southeast right of way line of County Highway No. 43; thence North 50 degrees 16 minutes, 13 seconds East along said right of way line, distance of 359.18 feet to the point of beginning. Situated in Shelby County, Alabama