

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

Send Tax Notice to:  
Ted Crockett  
Jamie Crockett  
4347 LAKESHORE CIRCLE  
BIRMINGHAM AL 35242

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Thirty-nine thousand three hundred seventy-five and 00/100 Dollars (\$39,375.00) 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 Ted Crockett , and Jamie Crockett , (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 1, according to the map or plat of Riverwalk subdivision, as recorded in Map Book 28, at page 132, in the 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 Grantees herein assume and agree to pay.  
Easements, reservations, restrictions, protective covenants, rights of way, conditions and building setback lines of record, if any.
- 3) 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. 20041124000647810, 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 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

20050328000139060 2/2 \$53.50  
Shelby Cnty Judge of Probate, AL  
03/28/2005 12:45:38PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 18 day of March, 2005.

Federal Home Loan Mortgage Corporation  
By, Burrow Closing Management Corporation

by,   
Its **JULIO GONZALEZ, ASST. VP**  
As Attorney in Fact

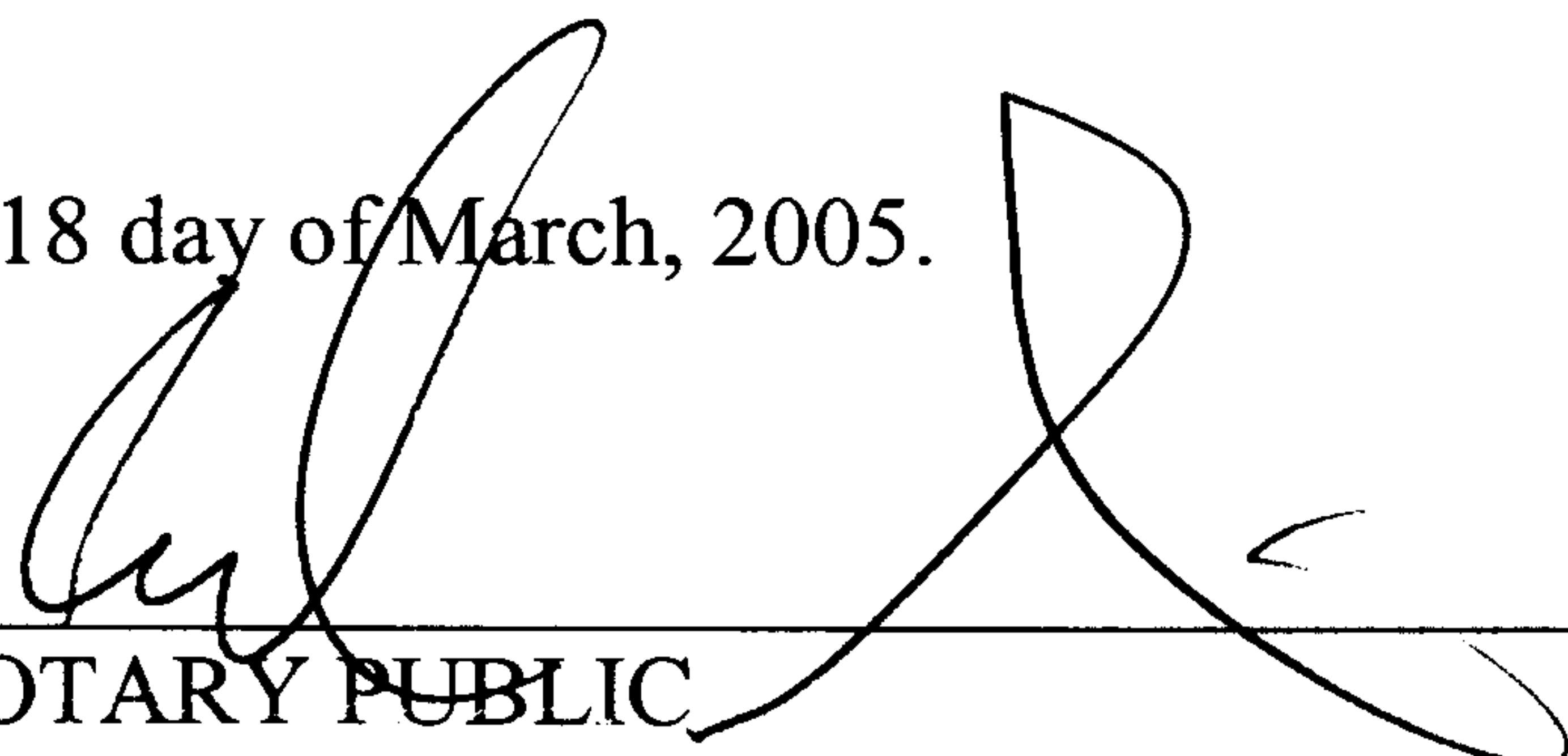
STATE OF **CALIFORNIA**

COUNTY OF **ORANGE**

Shelby County, AL 03/28/2005  
State of Alabama  
Deed Tax: \$39.50

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JULIO GONZALEZ, ASST. VP** 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 18 day of March, 2005.

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

519085  
2004-001580

