

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205
1977389

Send Tax Notice to:
Charles D. Hand
Felicia M. Hand
153 BRANCH DRIVE
CHELSEA AL 35043

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred eighteen thousand and 00/100 Dollars (\$218,000.00) 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 Charles D. Hand, and Felicia M. Hand, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 11, Brookchase Estates, Phase I, as recorded in Map Book 21, Page 49, in the Office of the Judge of Probate 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 Grantees herein assume and agree to pay.
- 3) Mineral and Mining Rights as recorded in Book 233 Page 800.
- 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. ★, in the Probate Office of Shelby County, Alabama.
★ 20040603000295040

\$ 174,400⁰⁰ AND 43,600⁰⁰ 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.

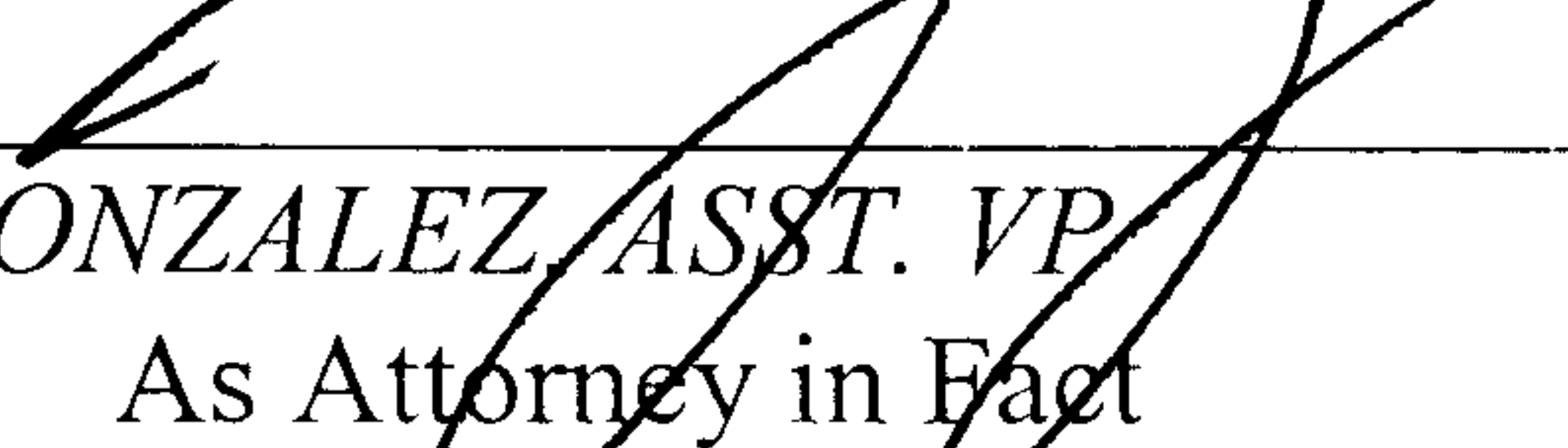
TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns, forever.

Special Warranty Deed
June 23, 2002

20050419000185560 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
04/19/2005 03:55:15PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 11 day of April, 2005.

Federal Home Loan Mortgage Corporation
By, Burrow Closing Management Corporation

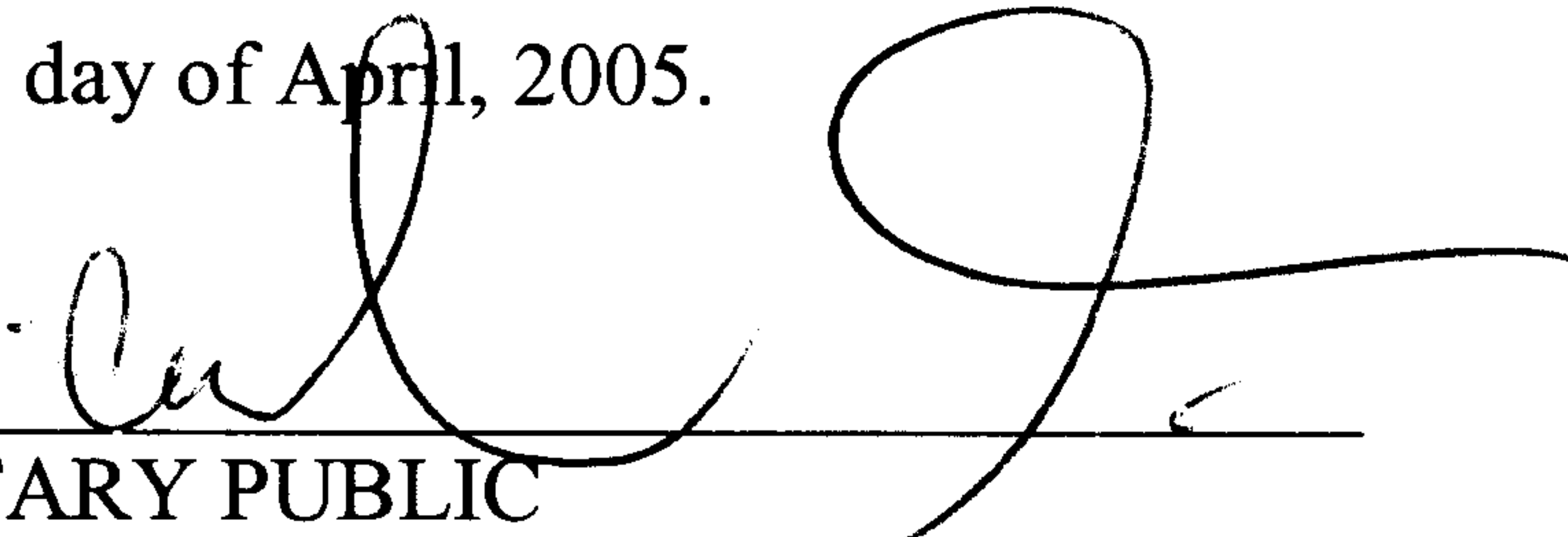
by, 
Its *JULIO GONZALEZ, ASST. VP*
As Attorney in Fact

STATE OF *CALIFORNIA*

COUNTY OF ORANGE

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 11 day of April, 2005.


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

509751
2004-000604

