

-0-

20050426000198480 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
04/26/2005 09:00:58AM FILED/CERT

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205
2158931

Send Tax Notice to:
Larry Blue
Travis E. Blue
248 Old Eason
Rd. Pell City 35128

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

ST. CLAIR COUNTY

That in consideration of Sixty-six thousand and 00/100 Dollars (\$66,000.00) 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 Larry Blue, and Travis E. Blue, (herein referred to as Grantees), the following described real estate situated in St. Clair County, Alabama, to-wit:

Beginning at the Northwest Corner of the Northwest Quarter of Section 3, Township 18, Range 2 East, thence South along the West line of said Section 3 a distance of 466.69 feet to a point; thence East and parallel with the North line of said Section 3 a distance of 466.69 feet to a point; thence North parallel with the West line of said section 3 a distance of 466.69 feet to a point on the North line of said Section; thence North 466.69 feet, more or less, to the point of beginning. Being the five (5) square acres in the Northwest corner of the West 1/2 of the Northwest Quarter of Section 3, Township 18, Range 2, Shelby County, Alabama.

Also an easement for ingress and egress described as follows:

Commencing at a point on the East line of Section 4, Township 18, Range 2 East, said point being 20 feet South of the Northeast corner of said Section and being the Point of Beginning of the herein described easement, thence North along the East line of Section 4 a distance of 20 feet to the Northeast corner of said section; thence continuing North 03 degrees 00 minutes West 776.3 feet to the center of a gravel road (Old Eason Road); thence on and along said road North 71 degrees 32 minutes West (50 feet); thence South 3 degrees 00 minutes East parallel to the above-referenced section lines a distance of 796.3 feet, more or less, to a point which is 50 feet West of the above-referenced point of beginning; thence East 50 feet to the point of beginning. Lying situated and being in St. Clair and Shelby Counties, in the State of 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. 20040713000385990, in the Probate Office of St. Clair County, Alabama.

\$ 66,000.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Special Warranty Deed
June 23, 2002

20050426000198480 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
04/26/2005 09:00:58AM FILED/CERT

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.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 6 day of April, 2005.

Federal Home Loan Mortgage Corporation
By, Burrow Closing Management Corporation

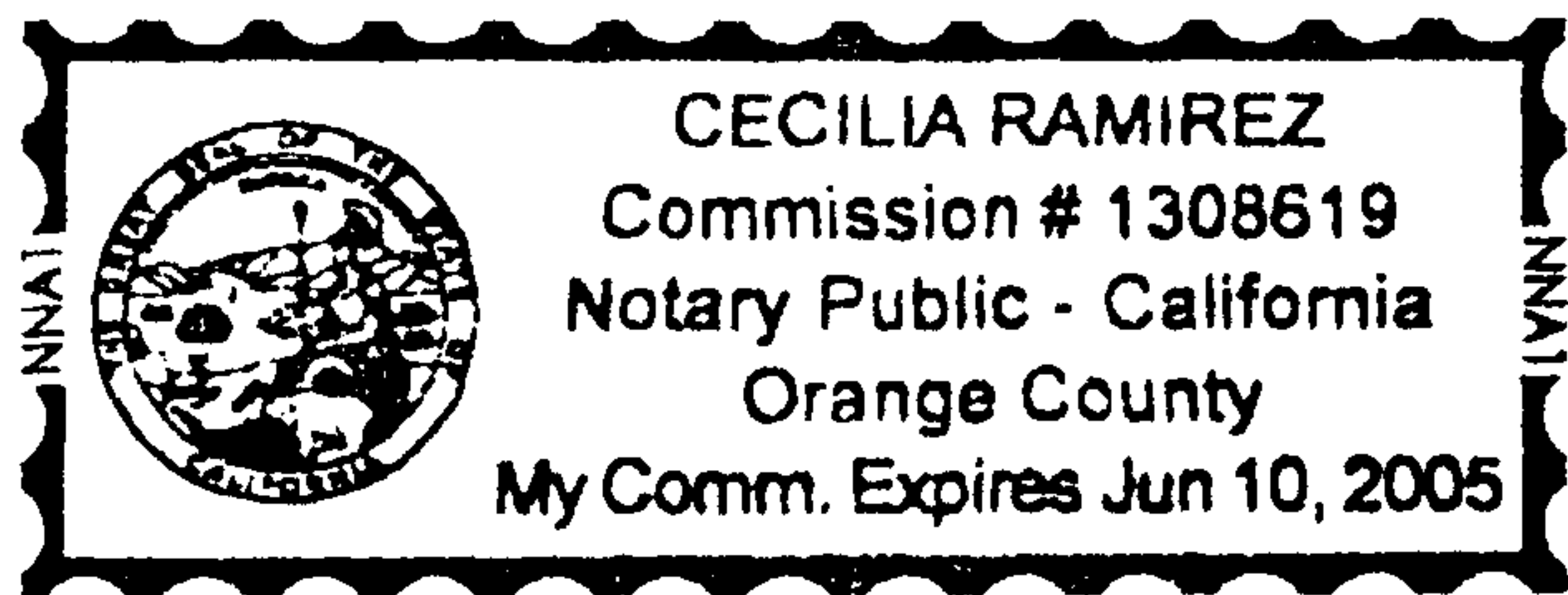
by, 
Its *JULIO GONZALEZ, ASST. VP*
As Attorney in Fact

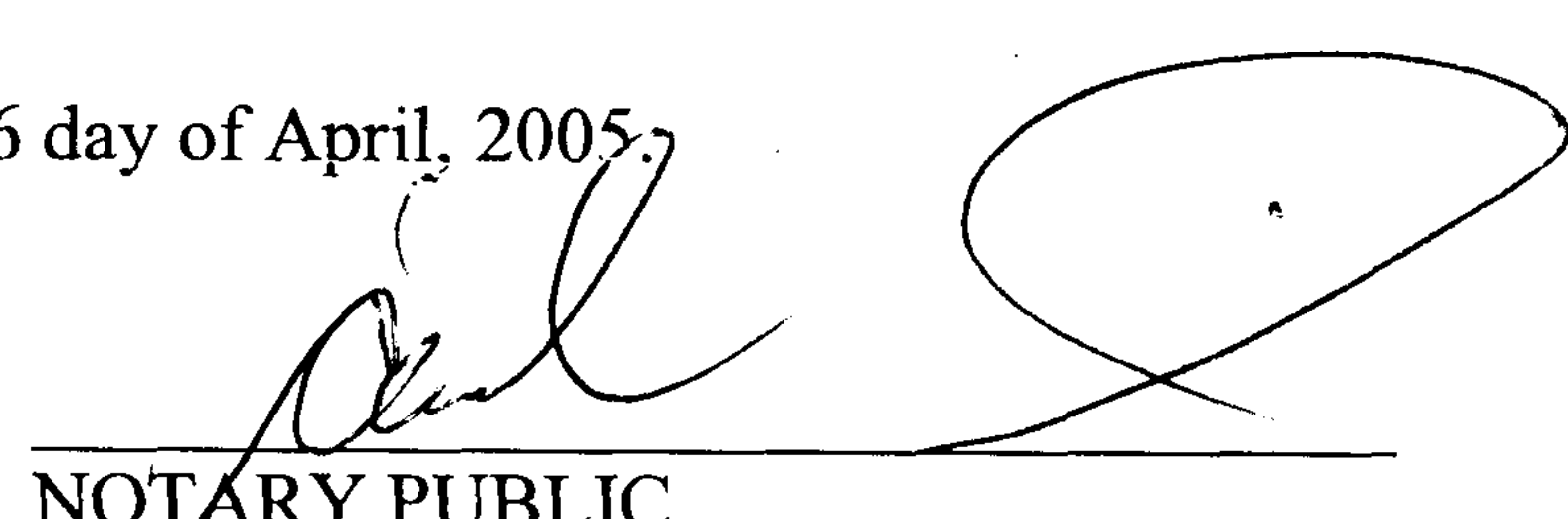
STATE OF *CALIFORNIA*

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 6 day of April, 2005.




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

511828
2004-000795