

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205
2159287

Send Tax Notice to:
Brenda Johnson

828 WEST RIVERCHASE PKWY
BIRMINGHAM AL 35244

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred eighty-three thousand and 00/100 Dollars (\$183,000.00) to the undersigned Grantor, Federal Home Loan Mortgage Corporation, a corporation, 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 Brenda Johnson, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 30, according to the Survey of Second Addition, Riverchase Country Club, as recorded in Map Book 7, Page 121, in the Probate Office 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 Grantee herein assume and agree to pay.
3. Easements, reservations, restrictions, protective covenants, rights of way, conditions and building setback lines of record, if any.
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. 2004100700055511, in the Probate Office of Shelby County, Alabama.

\$ 173,850⁰⁰ 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 Grantee, his/her heirs and assigns, forever.



20050429000205170 2/2 \$23.50
Shelby Cnty Judge of Probate, AL
04/29/2005 09:08:01AM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 24 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**

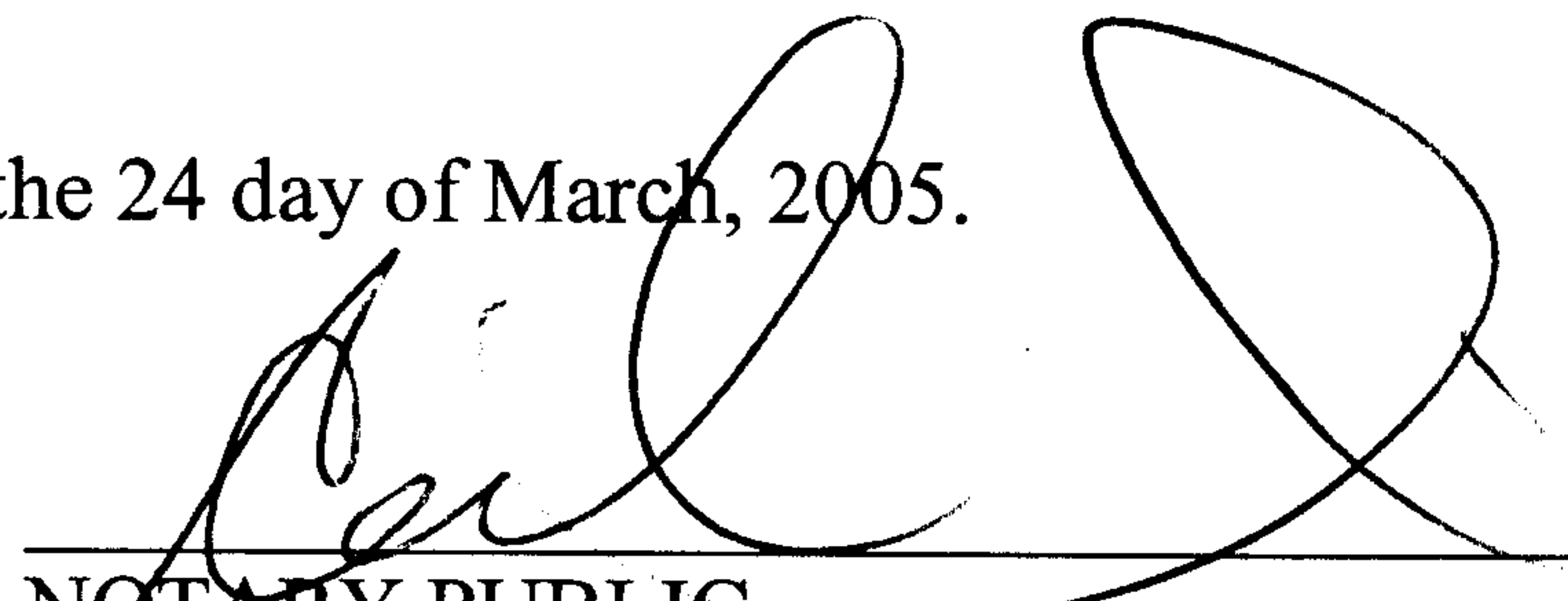
Shelby County, AL 04/29/2005
State of Alabama

Deed Tax: \$9.50

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 24 day of March, 2005.


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

2004-001323

