

This instrument prepared by:  
Jeff G. Underwood, Attorney  
Sirote & Permutt P.C.  
2311 Highland Avenue South  
Birmingham, Alabama 35205  
2458101

Send Tax Notice to:  
Jim Shunnara

172 Thornberry Dr.  
Birmingham, AL 35242

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred twenty-eight thousand and 00/100 Dollars (\$228,000.00) to the undersigned Grantor, Federal Home Loan Mortgage Corporation, a corporation, organized and existing under the laws of the United States of America, by National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services, 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 Jim Shunnara, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 18, according to the survey of Thorn Berry Subdivision, as recorded in Map Book 25, Page 129, 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 Grantee herein assume and agree to pay.
- 3) Easement/right-of-way to Shelby County as recorded in Book 177 Page 27 and Deed Book 177, Page 33.
- 4) Pole line permit to Alabama Power Company as shown in Deed Book 29, Page 548 and Deed Book 179, Page 371.
- 5) Covenants, Conditions and Restrictions as shown in Deed Book 115, page 497 and Inst. #1999-299083.
- 6) Easement for ingress and egress as shown in Deed Book 115, page 497.
- 7) 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. 20050518000241010, in the Probate Office of Shelby County, Alabama.

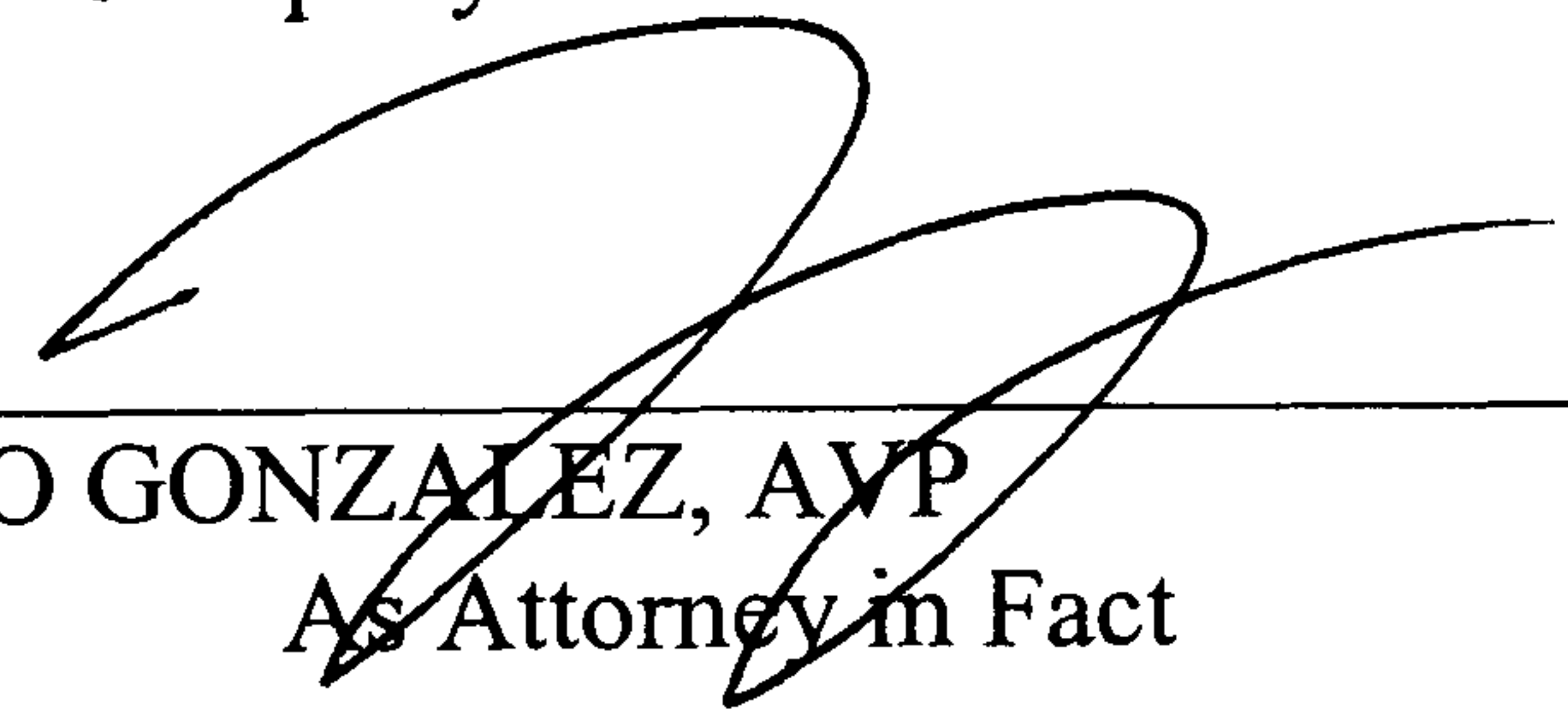
This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 10 day of August, 2005.

Federal Home Loan Mortgage Corporation  
By, National Default REO Services, a Delaware Limited  
Liability Company dba First American Asset Closing  
Services

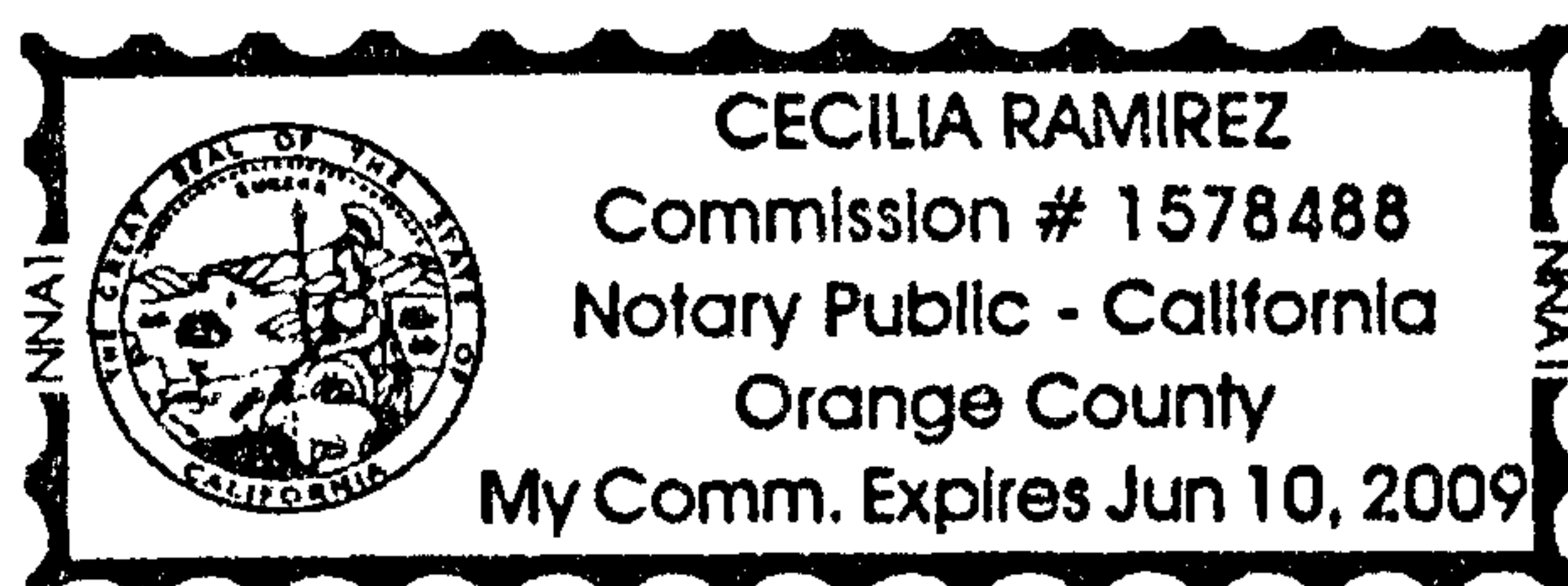
by,   
Its JULIO GONZALEZ, AVP  
As Attorney in Fact

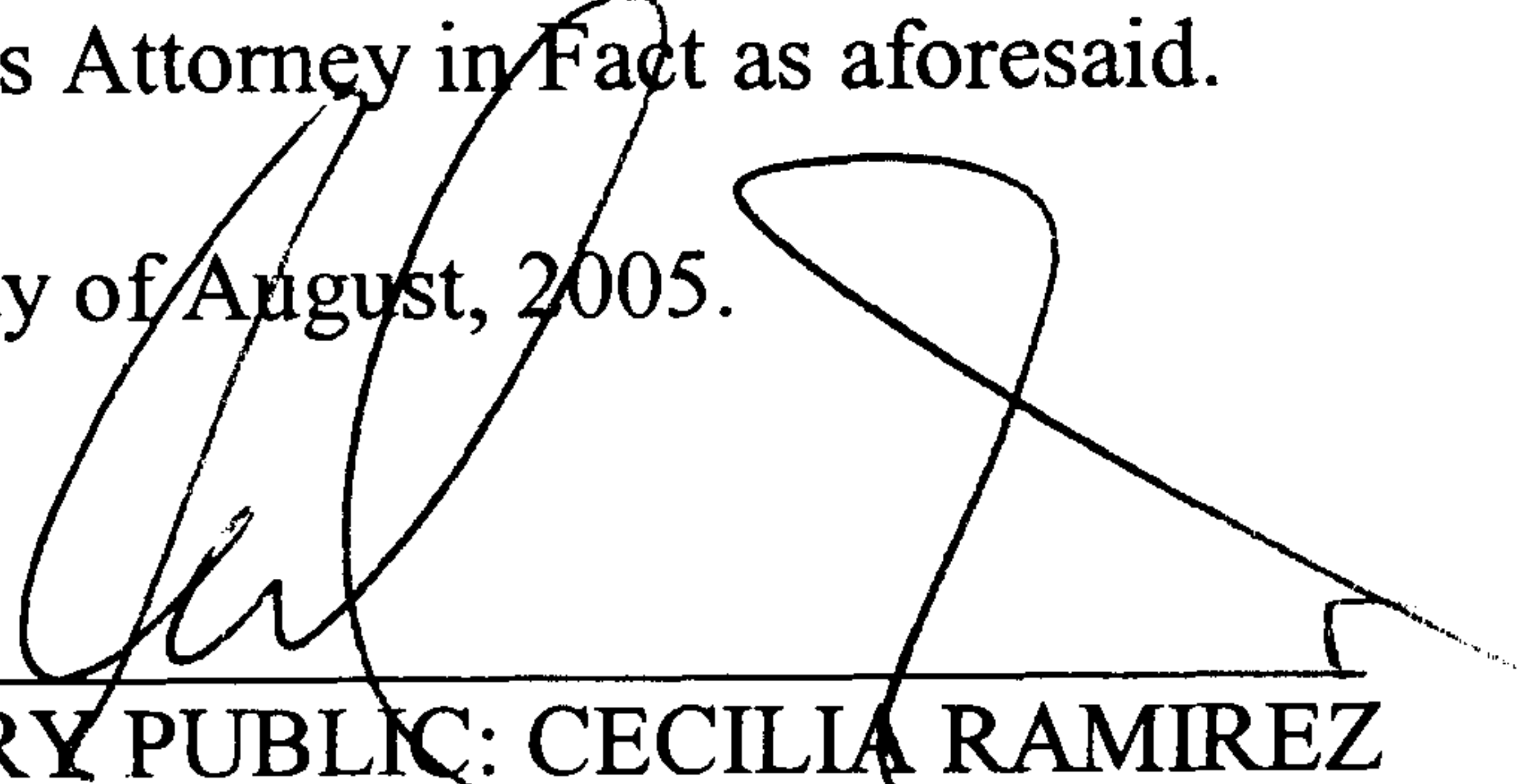
STATE OF CALIFORNIA

COUNTY OF ORANGE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JULIO GONZALEZ, AVP of National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services, 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 10 day of August, 2005.



  
NOTARY PUBLIC: CECILIA RAMIREZ  
My Commission expires: JUNE 10, 2009  
AFFIX SEAL

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2005-000762