

STATE OF ALABAMA
COUNTY OF SHELBY

Jerry W. Pardue
96390
04-0342

SPECIAL WARRANTY DEED

20051214000647500 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
12/14/2005 03:39:09PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That Standard Mortgage Corporation, a corporation organized and existing under the laws of the State of Louisiana, whose principal place of business is located at P.O. Box 53426, New Orleans, Louisiana 70153-3426, hereinafter called Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other valuable consideration the receipt whereof is hereby acknowledged, has granted, bargained, and sold, and by these presents, does hereby grant, bargain, sell and convey unto Federal Home Loan Mortgage Corporation, hereinafter called the Grantee, and his/her successors in such office, as such, and his/her or their assigns, the following-described property, situated in the county of Shelby, Alabama, to wit:

Lots 13 and 14, Block 2, according to Latham's Addition to the Town of Montevallo, as recorded in Map Book 3 Page 25 in the Probate Office of Shelby County, Alabama. Also a strip ten feet in width in and along the Northerly side of Lot 15, Block 2, according to Latham's Addition to the Town of Montevallo, as shown by said Map Book 3, Page 25. Said property fronting 60 feet on Vine Street and running back of uniform width to a depth of 150 feet; being situated in Shelby County, Alabama

The property conveyed herein is conveyed subject to outstanding rights of redemption and subject to all easements and restrictions of record and ad valorem taxes not due or payable on the date hereof.

The Grantor also assigns and transfers to the Grantee herein all of said Grantor's claim and notes, and the judgement, if any, thereon representing the indebtedness heretofore secured by liens on the property hereinabove described and which liens were heretofore foreclosed.

To Have and To Hold, the aforegranted property together with all and singular the improvements thereon and the rights and appurtenances thereto in anywise belonging to the said Grantee, and his/her successors in such office, as such, and his/her or their assigns forever, Grantor hereby covenants with the said Grantee and his/her successors in such office, as such, and his/her or their assigns, that Grantor is lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrance; that it has a good right to sell and convey the same to the said Grantee herein, and that Grantor will warrant and defend the premises to the said Grantee and his/her successors in such office, as such, and his/her or their assigns forever, against the lawful claims and demands of all persons claiming the same by, through, or under Grantor.

IN WITNESS WHEREOF, the said Standard Mortgage Corporation by Steven G. Bradshaw, its Senior Vice President, who is authorized to execute this conveyance, has hereto set its signature and seal, this 7th day of Dec., 2005.

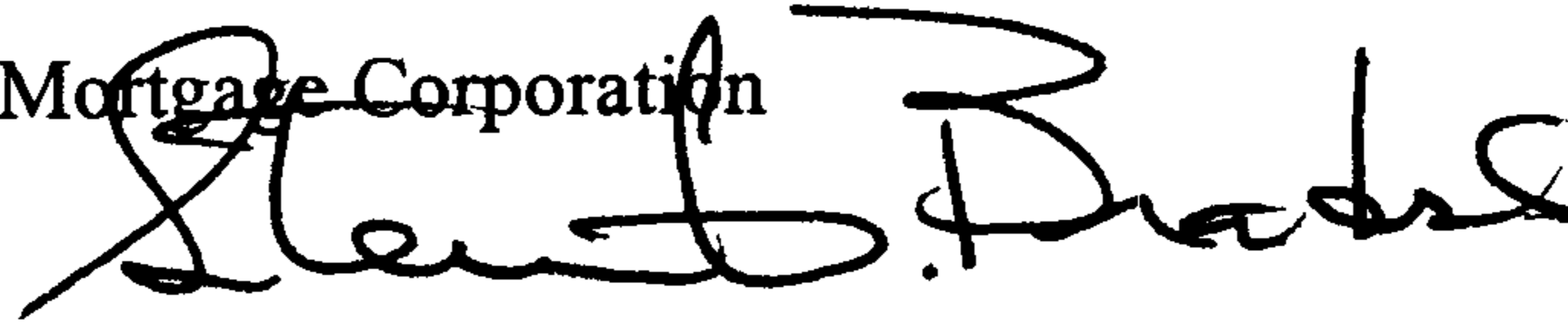
ATTEST (Corporate Seal)



Sandra W. Daste

Asst. Secretary

Standard Mortgage Corporation



BY: Steven G. Bradshaw

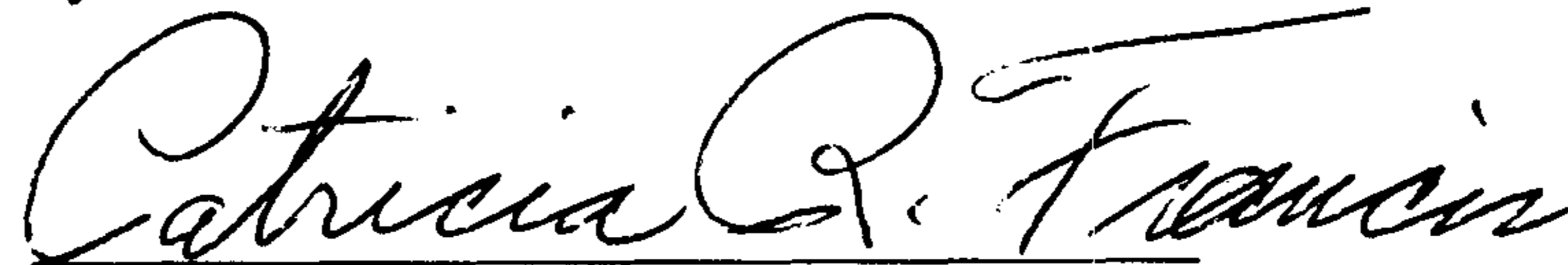
ITS: Senior Vice President

STATE OF LOUISIANA

PARISH OF ORLEANS

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Sandra W. Daste and Steven G. Bradshaw, whose names as Asst. Secretary and Senior Vice President, respectively, of Standard Mortgage Corporation, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said association, acting in its capacity as aforesaid.

Given under my hand and official seal, this the 7th day of Dec., 2005.



Notary Public

Patricia R. Francis


Notary Public - No. 015759

My Commission Expires: At Death

MY COMMISSION EXPIRES: AT DEATH

GRANTEE'S ADDRESS:
Standard Mortgage Corporation
One Shell Square
701 Poydras St., Ste 300
New Orleans, Louisiana 70139-0300

This instrument prepared by:
Chalice E. Tucker
SHAPIRO & TUCKER, L.L.P.
2107 5th Avenue North, Suite 500
Birmingham, Alabama 35203



20051214000647500 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
12/14/2005 03:39:09PM FILED/CERT