

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205
2185467

Send Tax Notice to:
Veronica Lynn Tolbert
111 Crestmont Lane
Pelham, AL 35124

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred fifty-one thousand five hundred and 00/100 Dollars (\$151,500.00) 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 Veronica Lynn Tolbert, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 41 resurvey of Crestmont Book 22, Page 30, 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. Easement/right-of-way to Alabama Power Company as recorded in Book 170 Page 264 and Deed Book 101, Page 514.
4. Restrictions recorded in Instrument Number 1996-41131 and Instrument Number 1997-15761.
5. Restrictive Covenants and grant of land easement for underground facilities to Alabama Power Company recorded in Instrument Number 1999-12019
6. Restrictions as shown on recorded plat.
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. 20041110000617760, in the Probate Office of Shelby County, Alabama.

§ 151,500.00 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.

Alan Keith

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 29 day of December, 2005.

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

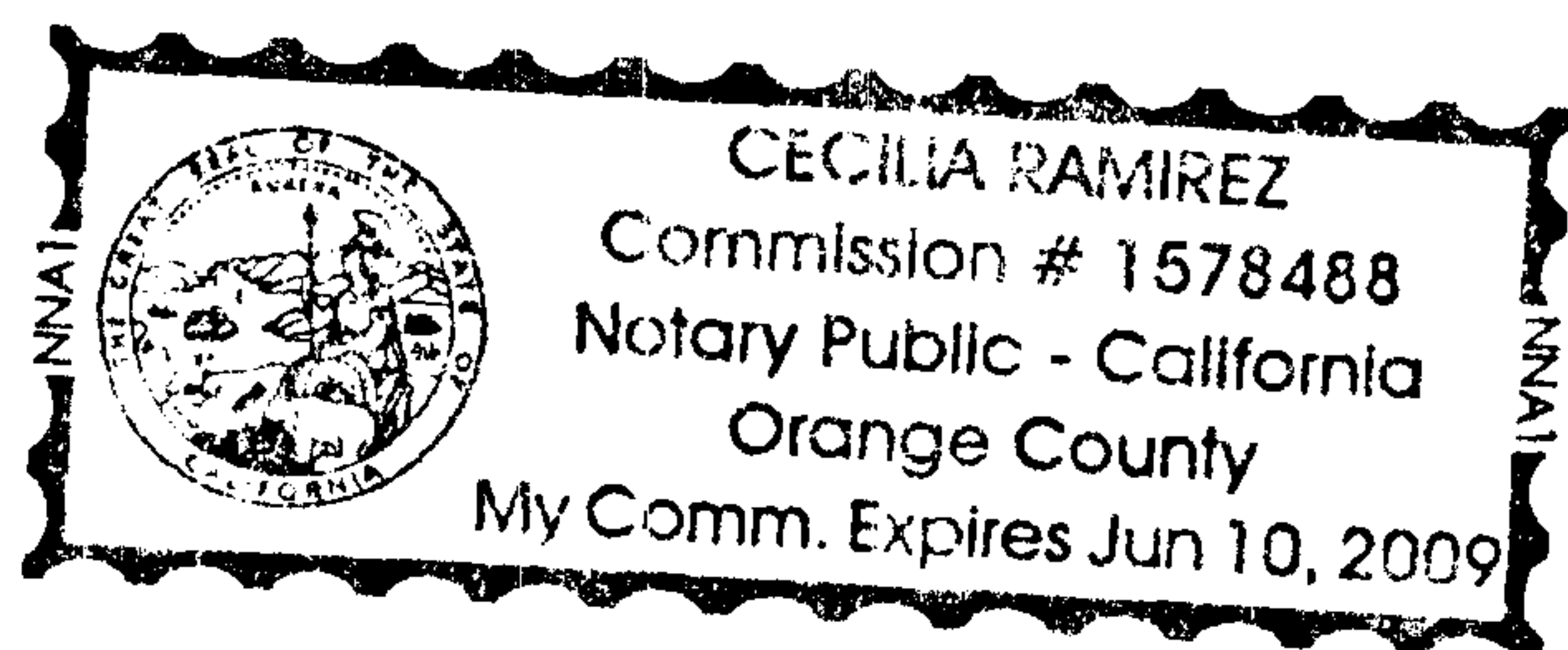
by, 
Its **KIRSTEN GILCHRIST, AUTHORIZED SIGNER**
As Attorney in Fact

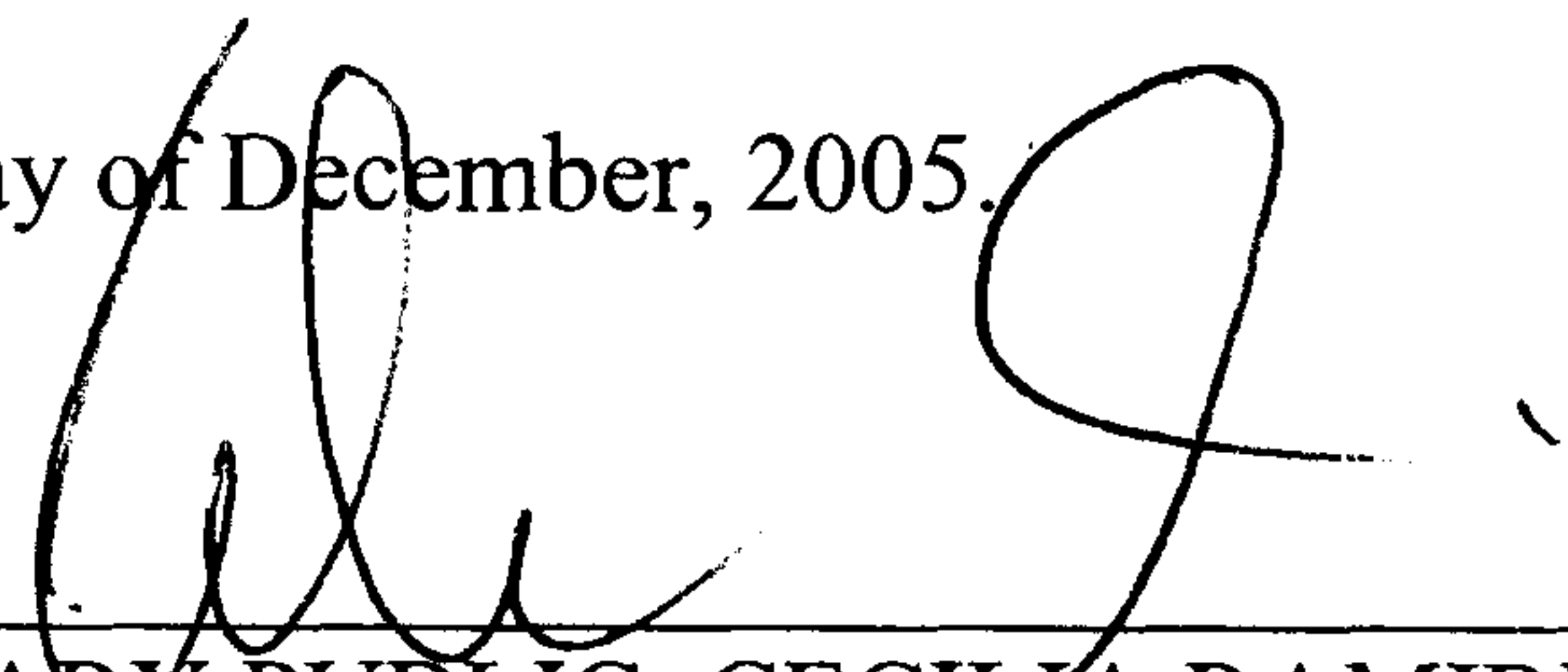
STATE OF CALIFORNIA

COUNTY OF ORANGE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **KIRSTEN GILCHRIST, AUTHORIZED SIGNER** 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 29 day of December, 2005.




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

517569
2004-001423