



20060125000041100 1/2 \$26.00  
Shelby Cnty Judge of Probate, AL  
01/25/2006 01:06:24PM FILED/CERT

This instrument prepared by:  
Jeff G. Underwood, Attorney  
Sirote & Permutt P.C.  
2311 Highland Avenue South  
Birmingham, Alabama 35205  
2458098

Send Tax Notice to:  
Neal Chambers  
Erica Chambers  
2713 Laburnum Dr.  
Birmingham, AL 35235

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

\$10,000.00  
1/25/06

That in consideration of Seventy thousand and 00/100 Dollars (\$70,000.00) 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Neal Chambers, and Erica Chambers, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

A tract of land situated in the SW 1/4 of SE 1/4 of Section 14, Township 21 South, Range 3 West, described as follows: Commence at the SW corner of said 1/4-1/4 section and run in a Northerly direction along the West line of said 1/4-1/4 section a distance of 282.48 feet to the North right-of-way line of Smokey Road; thence turn an angle of 102 degrees 34 minutes to the right in a Southeasterly direction along said right-of-way line for a distance of 460.00 feet; thence turn an angle of 102 degrees 34 minutes to left and run parallel to the West line of above said 1/4-1/4 section for a distance of 190.00 feet to the point of beginning; thence continue along same said course for 105.00 feet; thence turn an angle of 92 degrees 27 minutes to right for a distance of 180.00 feet to the West line of the public road; thence turn an angle of 87 degrees 33 minutes to right along West line of public road for a distance of 105.0 feet; thence turn an angle of 92 degrees 27 minutes to right for a distance of 180.00 feet to the point of beginning. situated in 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 Grantees 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. 20050518000241030, 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 Grantees, their heirs and assigns, forever.

Chambers



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 22 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

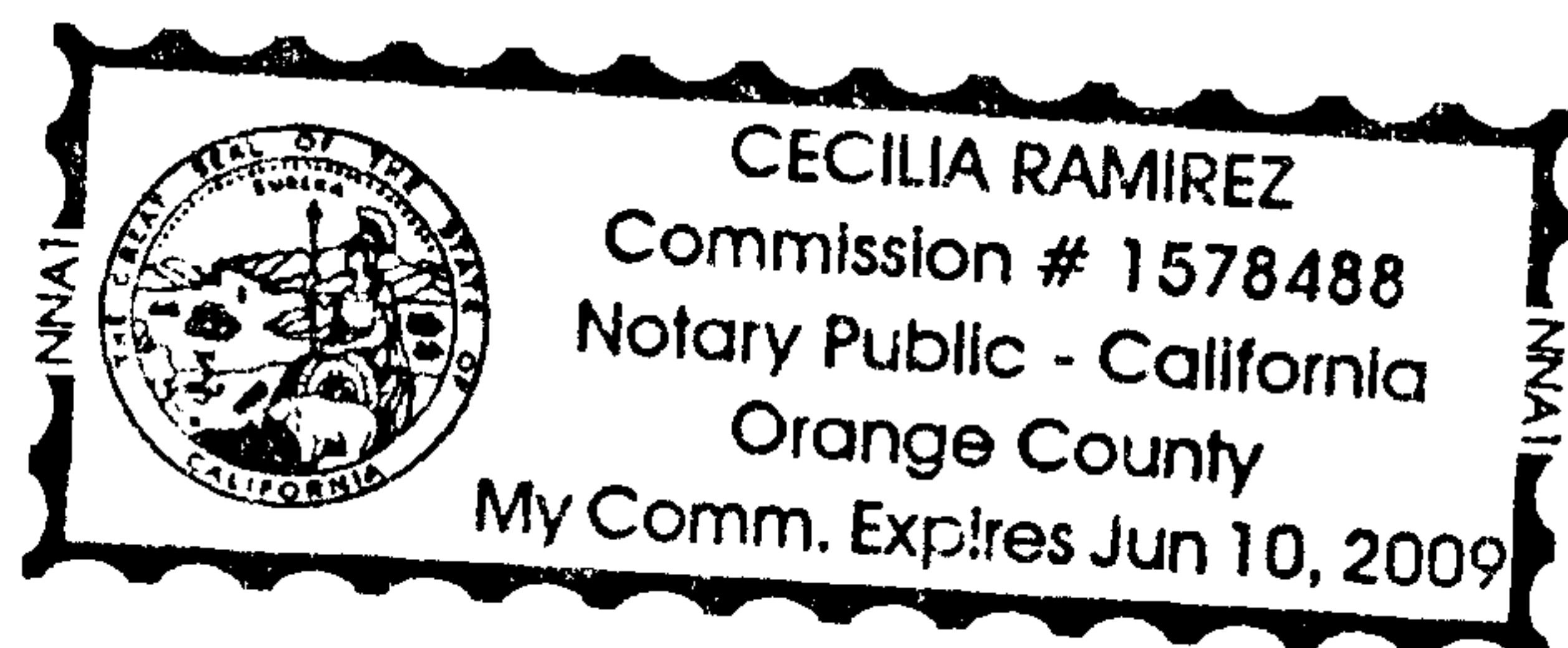
by,   
Its **KIRSTEN GILCHRIST, AUTHORIZED SIGNER**  
As Attorney in Fact

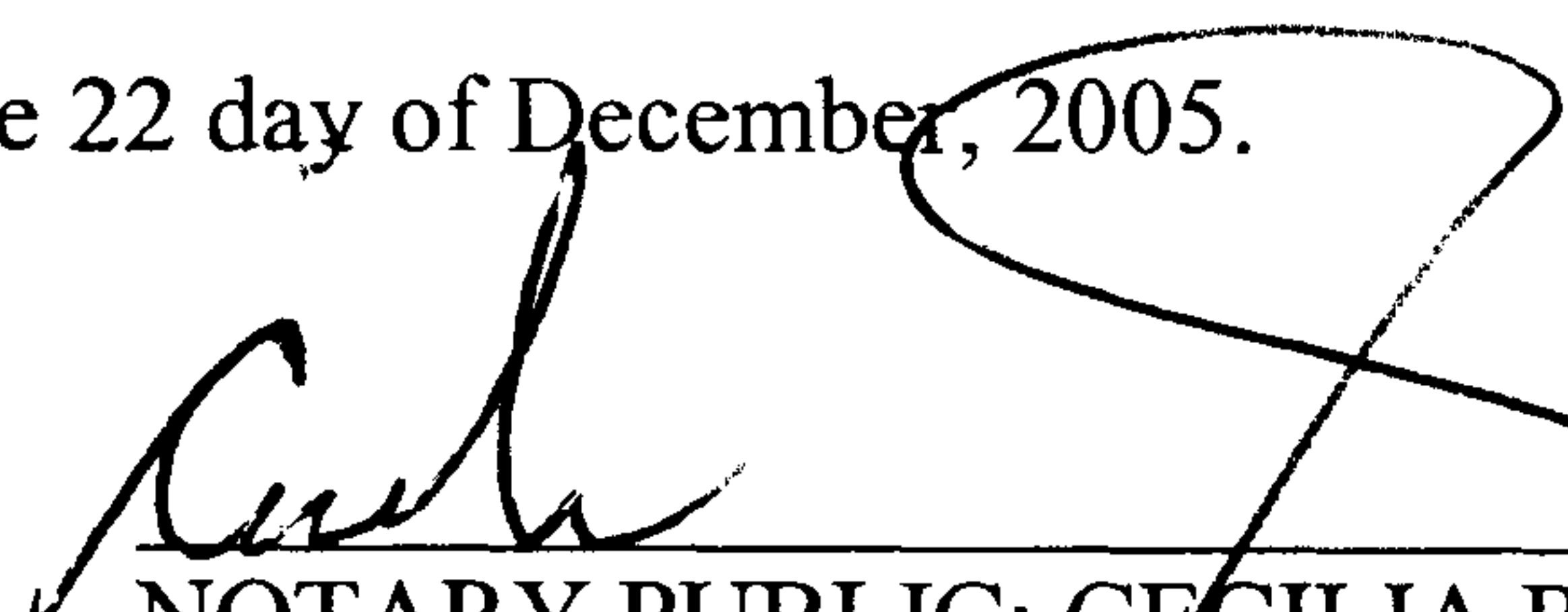
STATE OF CALIFORNIA

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 22 day of December, 2005.



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

527682  
2005-000760

Shelby County, AL 01/25/2006  
State of Alabama  
Deed Tax: \$10.00