2488225

20060221000084730 1/1 $12.00
Shelby Cnty Judge of Probate, AL
02/21/2006 04:00:04PM FILED/CERT

Grantee's Address
Send Tax Notice to:
2323 Hwy. 17
Montevallo, AL 35115

STATE OF ALABAMA)
:
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENT: That the undersigned, **FEDERAL HOME LOAN MORTGAGE CORPORATION**, for and in consideration of the sum of TEN ($10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to it by **HERMAN C. FOCHTMANN,** the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said **HERMAN C. FOCHTMANN,** the following described real estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Commencing at the SW corner of the SW ¼ of the NW ¼ of Section 4, Township 22 South, Range 3 West; Shelby County, Alabama; thence North 4 deg. 46 min. 14 sec. West and run along the West line of said ¼ - ¼ Section for a distance of 575.96 feet; thence North 87 deg. 31 min. 45 sec. East and run a distance of 1779.90 feet to the point of beginning; thence continue along the last described course a distance of 210.00 feet to the Northwesterly right of way line of Shelby County Highway No. 17 (80 foot right of way); thence South 19 deg. 46 min. 36 sec. East and run along said right of way a distance of 210.00 feet; thence South 87 deg. 31 min. 45 sec. West and leaving said right of way, run a distance of 210.00 feet; thence North 19 deg. 46 min. 36 sec. West and run a distance of 210.00 feet to the point of beginning.
This conveyance is made subject to any and all restrictions, reservations, covenants, easements, and rights of way, if any, heretofore imposed of record affecting said property and municipal Zoning ordinances now or hereafter becoming applicable, and taxes or assessments now or hereafter becoming due against said property.

SUBJECT TO STATUTORY RIGHTS OF REDEMPTION EXISTING BY VIRTUE OF THAT CERTAIN FORECLOSURE DEED RECORDED IN INSTRUMENT #20050617000301820 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD THE above described real estate, together with all and singular the rights, tenements, hereditaments, appurtenances and improvements thereunto belonging, or in anywise appertaining, unto the said **HERMAN C. FOCHTMANN** and unto his heirs and assigns forever. Said property being subject, however to ad valorem taxes due October 1, 2006; and further excepting any restrictions and easements pertaining to the above described property of record in the Probate Office of SHELBY County, Alabama.

This deed is executed without warranty or representation of any kind, express or implied, except that there are no liens or encumbrances outstanding against the property hereby conveyed which were created or suffered by the undersigned Grantor.

IN WITNESS WHEREOF, FEDERAL HOME LOAN MORTGAGE CORPORATION, BY AND THROUGH NATIONAL DEFAULT REO SERVICES, A DELAWARE LIMITED LIABILITY COMPANY, DBA FIRST AMERICAN ASSET CLOSING SERVICES ("FAACS"), ITS ATTORNEY IN FACT, has caused this instrument to be for and as the act of said corporation on this the 31 day of JANUARY, 2006.

FEDERAL HOME LOAN MORTGAGE CORPORATION

BY: NATIONAL DEFAULT REO SERVICES, A DELAWARE LIMITED LIABILITY COMPANY, DBA FIRST AMERICAN ASSET CLOSING SERVICES ("FAACS")
ITS ATTORNEY IN FACT

BY _____ **(SEAL)**
Its KIRSTEN GILCHRIST, AUTHORIZED SIGNER

STATE OF CALIFORNIA)
:
COUNTY OF ORANGE)

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that, **KIRSTEN GILCHRIST,** whose name as **AUTHORIZED SIGNER** of NATIONAL DEFAULT REO SERVICES, A DELAWARE LIMITED LIABILITY COMPANY, DBA FIRST AMERICAN ASSET CLOSING SERVICES ("FAACS"), as ATTORNEY-IN-FACT FOR FEDERAL HOME LOAN MORTGAGE 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 in its capacity as Attorney-in-Fact for FEDERAL HOME LOAN MORTGAGE CORPORATION.

Given under my hand and seal this the 31 day of JANUARY, 2006.

_____ (SEAL)
Notary Public: CECILIA RAMIREZ
My Commission Expires: JUNE 10, 2009

This instrument was prepared by:
JAMES G. HARRISON
Stephens, Millirons, Harrison & Gammons, 2430 L&N Drive, Huntsville, AL 35801
Re: 13784 Hwy 17, Montevallo, AL

CECILIA RAMIREZ
Commission # 1578488
Notary Public - California
Orange County
My Comm. Expires Jun 10, 2009

Thomas Foster