



20060327000140280 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
03/27/2006 10:18:45AM FILED/CERT

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

Send Tax Notice to:  
Leslie Kim Harris  
Sabrina Harris  
179 Lundy Ln  
Montevallo, AL 35115

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred forty thousand and 00/100 Dollars (\$240,000.00) 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 Leslie Kim Harris, and Sabrina Harris, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the Southwest quarter Section 8, Township 24 North, Range 13 East, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of said Section 8; thence run South 89 degrees 38 minutes 04 seconds East along the South line of said Section 8 a distance of 359.57 feet to the Point of Beginning; thence run North 10 degrees 34 minutes 56 seconds West a distance of 201.36 feet; thence run North 78 degrees 49 minutes 31 seconds East a distance of 209.53 feet; thence run South 16 degrees 15 minutes 54 seconds East a distance of 250.08 feet to the South line of said Section 8; thence run North 89 degrees 38 minutes 04 seconds West along said South line a distance of 238.62 feet to the Point of Beginning.

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. Easement/right-of-way to Alabama Power Company as recorded in Instrument No.2002-6384; Book 129, Page 357; Book 247, page 431; Book 124, Page 437.
4. Easement/right-of-way to Shelby County as recorded in Book 196 Page 64.
5. 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. 20050506000217050, in the Probate Office of Shelby County, Alabama.

\$ 240,000.00 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 Grantees, their heirs and assigns, forever.

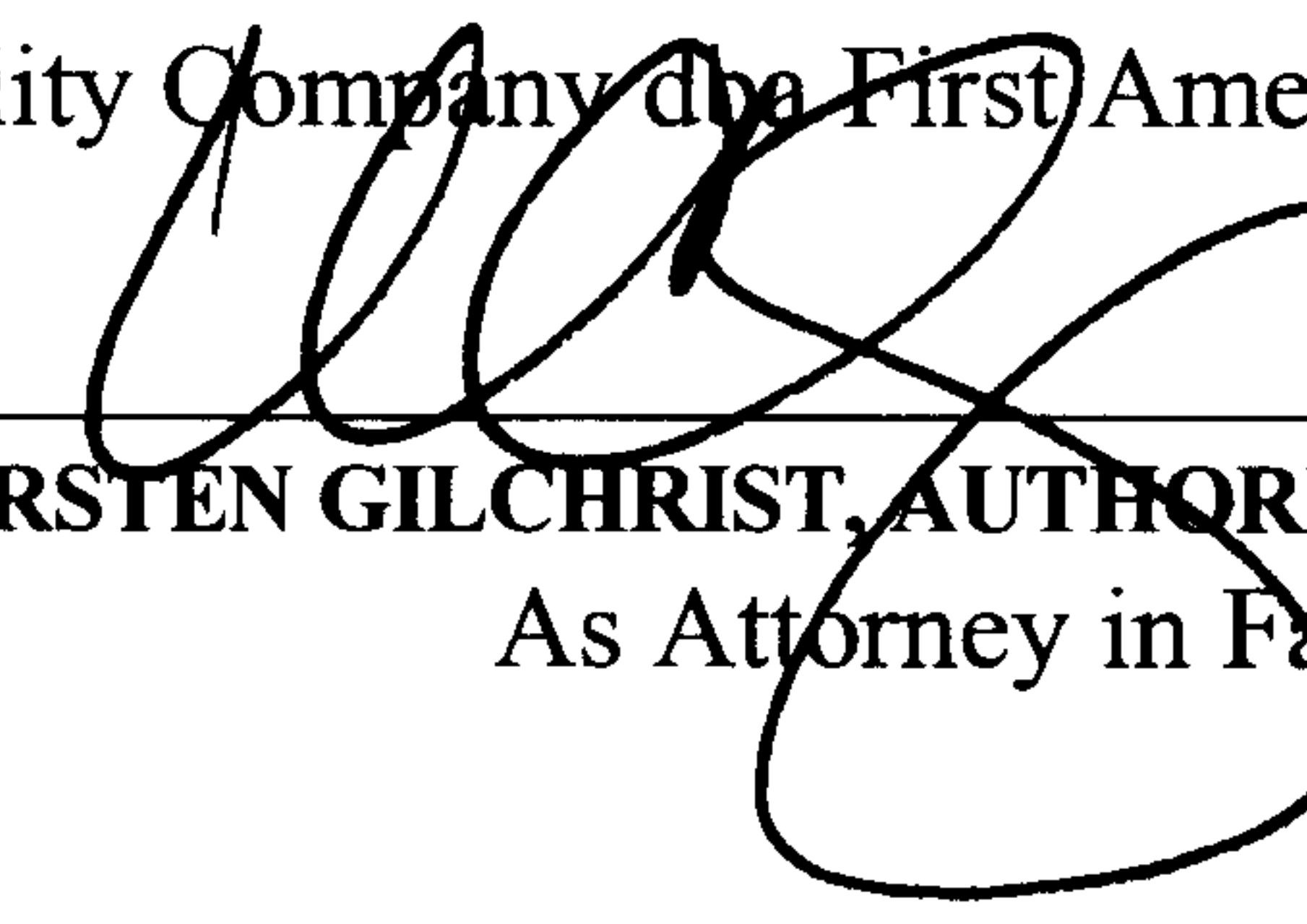
T. Foster

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Special Warranty Deed  
December 27, 2005

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 22 day of February, 2006.

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

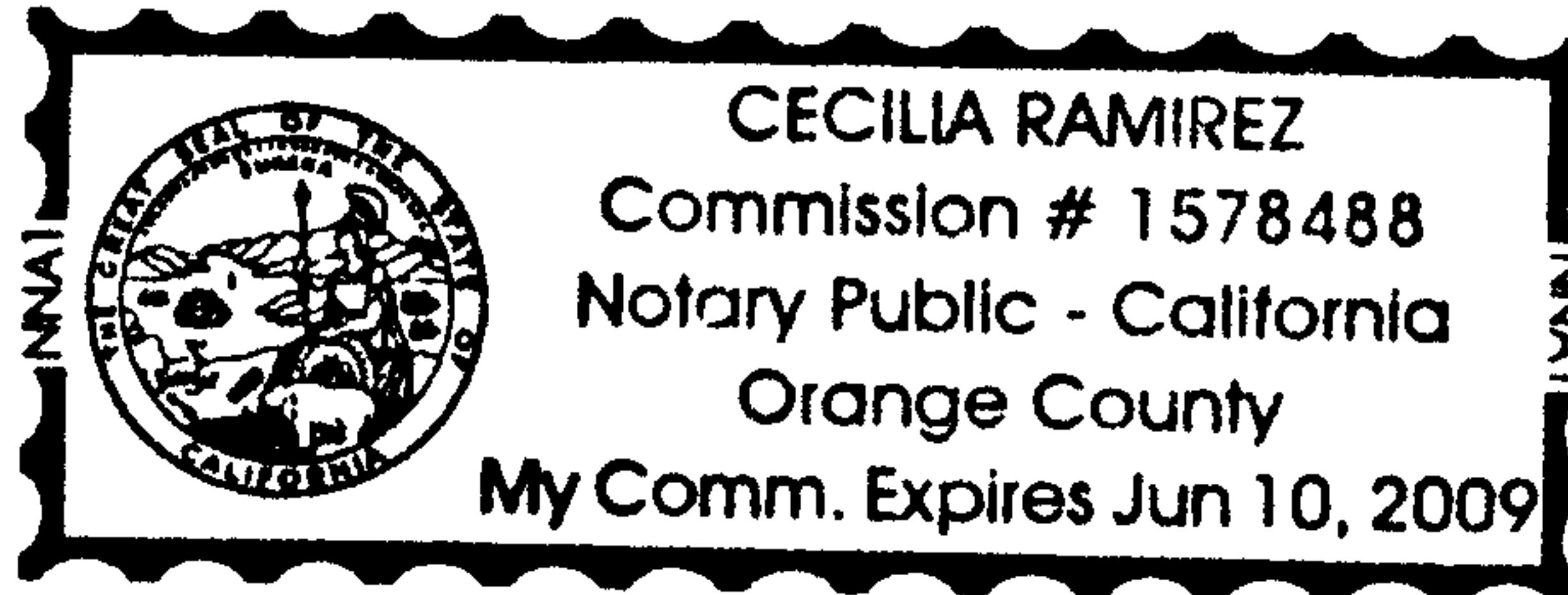
by,   
Its **KIRSTEN GILCHRIST, AUTHORIZED SIGNER**  
As Attorney in Fact

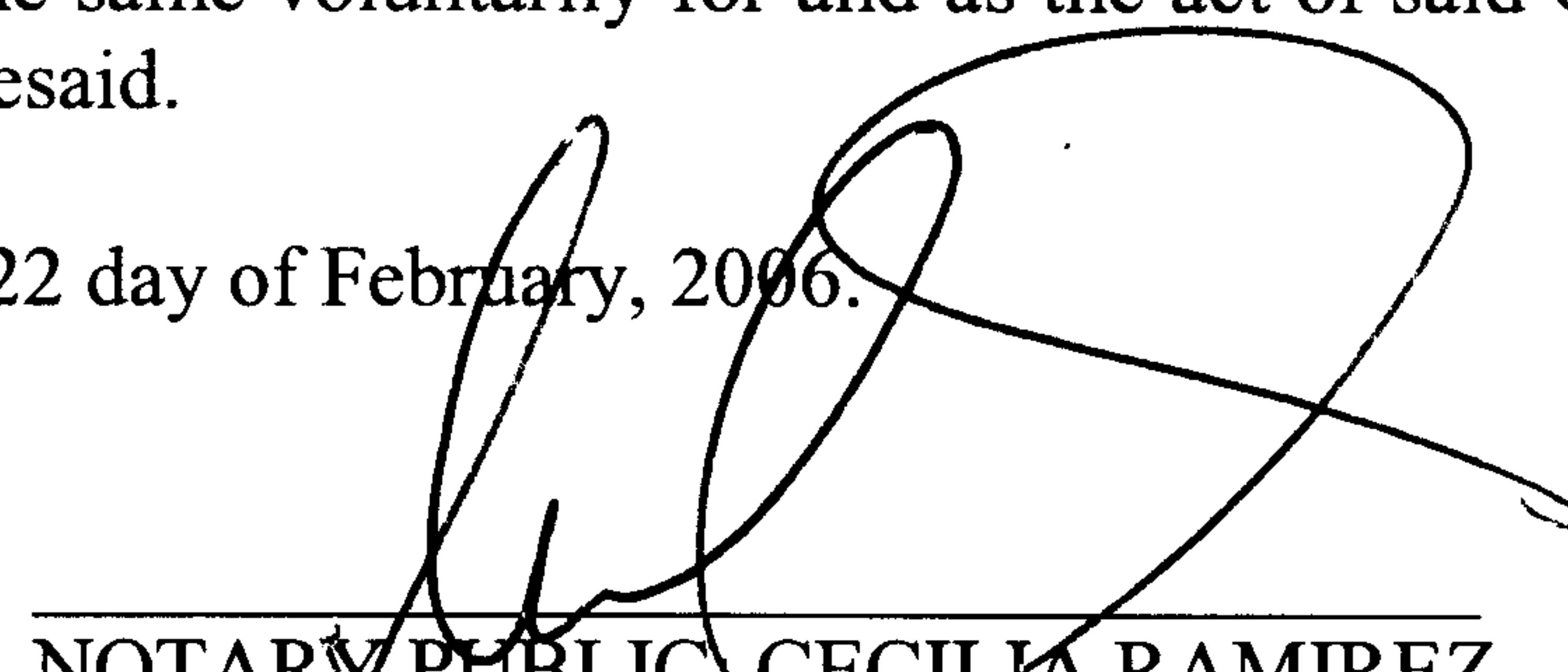
STATE OF CALIFORNIA

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 February, 2006.



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

526897  
2005-000656