20060721000353280 1/2 $66.00
Shelby Cnty Judge of Probate,AL
07/21/2006 10:59:14AM 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:
Joel C. Jones
Dawn deGraffenried Jones
117 Kingsley Court
Alabaster, AL 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred sixty thousand and 00/100 Dollars ($260,000.00) 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 Joel C. Jones, and Dawn deGraffenried Jones, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 54, Block 2, according to the Survey of Norwick Forest, Third Sector-Second Phase, as recorded in Map Book 23, Page 121, 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 Grantees herein assume and agree to pay.
3. Easement/right-of-way to Alabaster Gas & Water Board as recorded in Book 124 Page 255.
4. Easement/right-of-way to Alabama Power Company as recorded in Book 157 Page 664; Real Volume 179, Page 21; Real Volume 157, Page 662 and Real Volume 224, Page 583.
5. 35 foot building line, as shown by recorded map.
6. 20 foot easement on rear, as shown by recorded map.
7. Restrictions appearing of record in Real Volume 170, Page 137; Real Volume 182, Page 942; Real Volume 296, Page 766; Real Volume 228, Page 563 and Instrument 1994-3062.
8. 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. 20060214000073740, in the Probate Office of Shelby County, Alabama.

$ 208,000.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith. Also, a second mortgage executed in the sum of $39,000.00.

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, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy thereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Shelby County, AL 07/21/2006
State of Alabama

Deed Tax:$52.00

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IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 12 day of July, 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, VICE PRESIDENT**
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, VICE PRESIDENT** 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 12 day of July, 2006.

LIEZL BARNUM
Commission # 1666746
Notary Public - California
Orange County
My Comm. Expires May 14, 2010

NOTARY PUBLIC: LIEZL BARNUM
My Commission expires: MAY 14, 2010
AFFIX SEAL

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2006-000190