

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

Send Tax Notice to:  
Robert Mitchell  
Wendy Mitchell  
2375 Ridge Trail  
Birmingham, AL 35242

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred seventy thousand and 00/100 Dollars (\$270,000.00) 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 Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Robert Mitchell and Wendy Mitchell, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 23-A, according to a resurvey of Lots 23 and 24, the Ridge at Meadow-Brook, First Sector, as recorded in Map Book 15, Page 85, 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 285 Page 806.
4. Mineral and Mining Rights as recorded in Book 42 Page 246 and Deed Book 32, Page 48.
5. Restrictions, covenants and conditions as set out in instruments recorded in Map Book 14, Page 41, Map Book 14, Page 92 and Real 269, Page 700.
6. Agreement with Alabama Power Company as set out in Misc. Book 48, Page 880.
7. Covenants releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage in subject property, as shown by instrument recorded in Real 296, Page 119, with release of damages.
8. Restrictions as shown on recorded plat.
9. 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. 20060322000, in the Probate Office of Shelby County, Alabama.

132 880

\$ 270,000 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.

Michael Romo



Special Warranty Deed

December 27, 2005

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 14 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

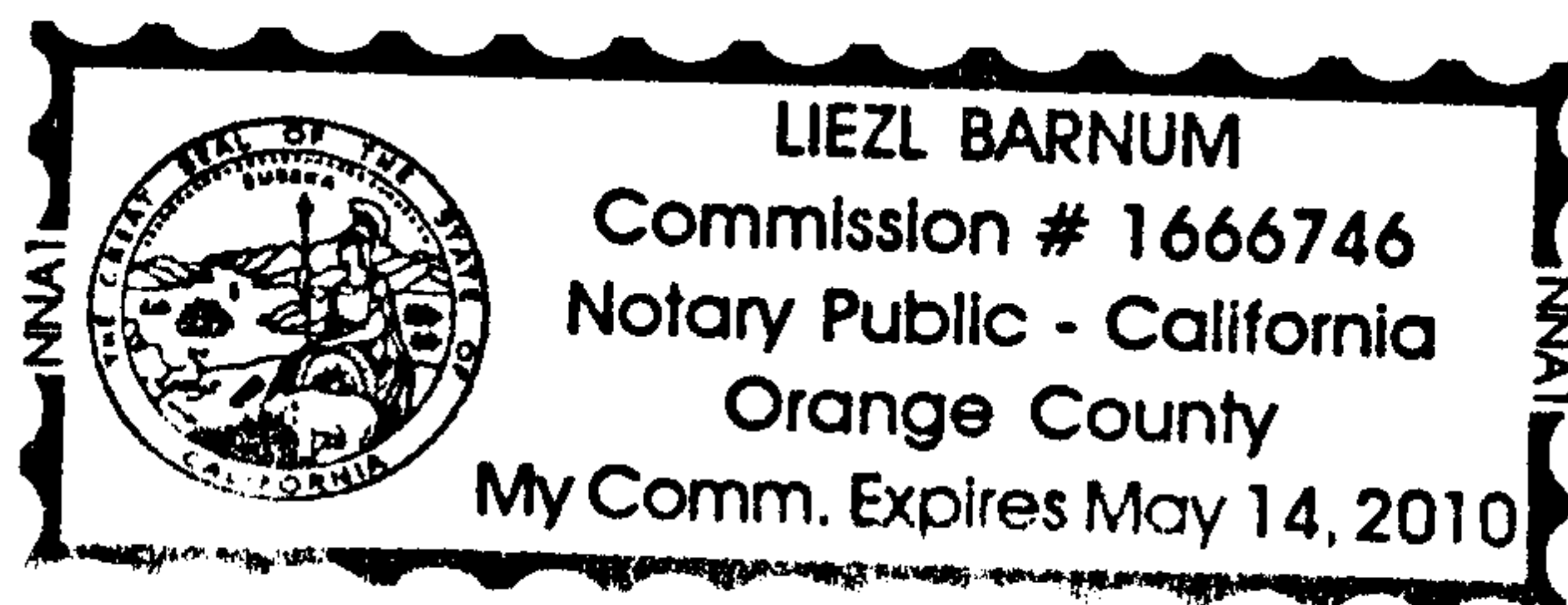
by,   
Its **CECILIA RAMIREZ, VICE PRESIDENT**  
As Attorney in Fact

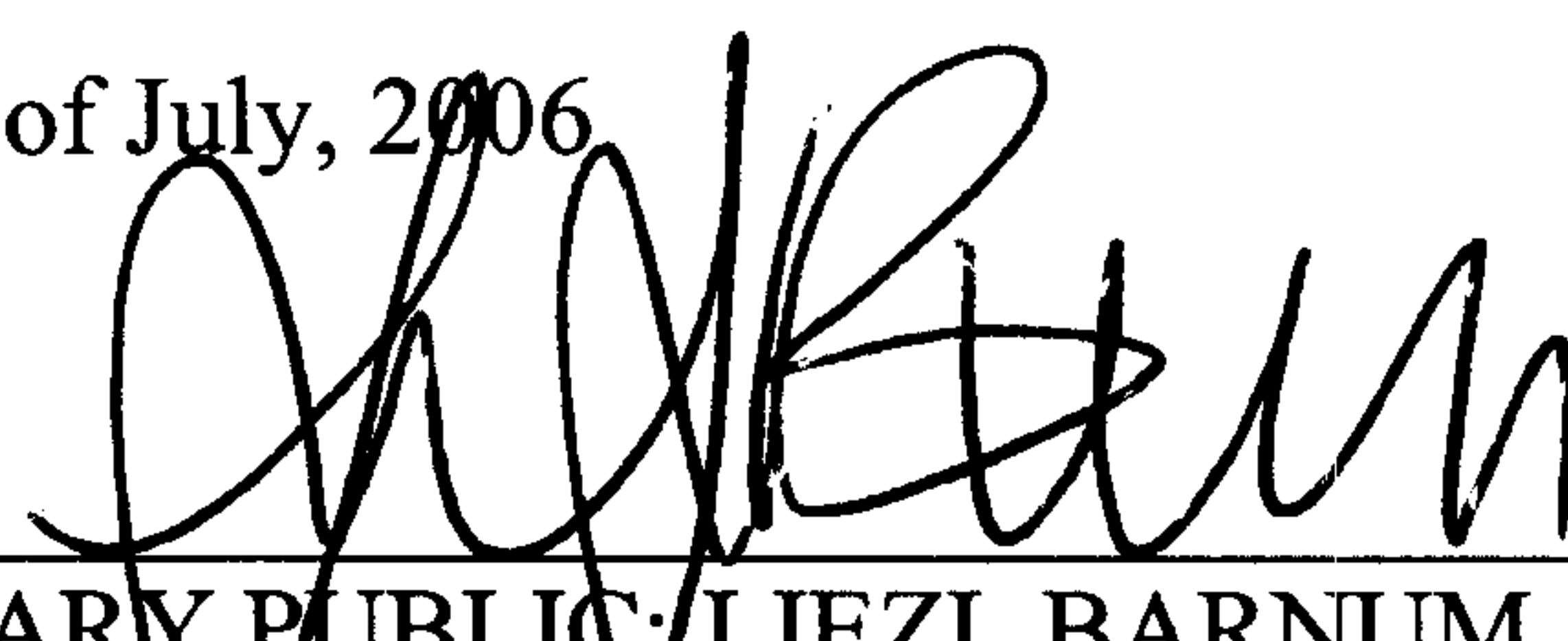
STATE OF CALIFORNIA

COUNTY OF ORANGE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **CECILIA RAMIREZ, 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 14 day of July, 2006



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

540378

2006-000429