

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

Send Tax Notice to:
Janet Railey

272 Campbell Road
Warrior AL 35180

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Twenty thousand and 00/100 Dollars (\$20,000.00) 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 Janet Railey, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

From the Northeast corner of the SE 1/4-SW1/4 of Section 36, Township 18 South, Range 2 East, Shelby County, Alabama proceed S 0 degree 25 minutes 15 seconds W along the East boundary of said quarter-quarter section for 673.39 feet to a point; thence N 87 degrees 37 minutes 23 seconds W 52.12 feet to 5/8 inch Rebar Set by Billy R. Martin, AL Reg. No. 10559, said point being on the Westerly right-of-way boundary of Fleming Lane (40 foot R/W), said point also being the Point of Beginning of herein described parcel of land; thence from said Point of Beginning proceed S 2 degrees 22 minutes 37 seconds W along the Westerly right-of-way of said Fleming Lane for 208.75 feet to a 5/8 inch Rebar Set by Billy R. Martin, AL reg. No. 10559; thence N 87 degrees 37 minutes 23 seconds W 208.75 feet to a 5/8 inch Rebar set by Billy R. Martin, AL. Reg. No. 10559; thence N 2 degrees 22 minutes 37 seconds E parallel to the Westerly boundary of said Fleming Road for 208.75 feet to a 5/8 inch Rebar Set by Billy R. Martin, AL. Reg. No. 10559; thence S 87 degrees 37 minutes 23 seconds East parallel to the South boundary of herein described parcel of land for 208.75 feet, back to the Point of Beginning. The above described parcel of land is located in the East one-half of the SE 1/4-SW1/4 of Section 36, Township 18 South, Range 2 East, Shelby County, Alabama.

One (1) used 2003 Belmont manufactured house bearing VIN RV03AL0105035 A/B. Said Certificates of Title being cancelled/surrendered to the Alabama Dept of Motor Vehicles on June 29, 2006.

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. 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. 20060515000226810, 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 Grantee, his/her heirs and assigns, forever.

Special Warranty Deed
December 27, 2005

20070316000120870 2/2 \$36.00
Shelby Cnty Judge of Probate, AL
03/16/2007 02:40:51PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 12 day of March, 2007.

Federal Home Loan Mortgage Corporation
By, Authorized Signer National Default REO Services, a
Delaware Limited Liability Company dba First American Asset
Closing Services ("FAACS")

by, _____
Its **JESSICA RAMIREZ, VICE PRESIDENT**
As Attorney in Fact

Shelby County, AL 03/16/2007
State of Alabama

Deed Tax: \$20.00

STATE OF CALIFORNIA

COUNTY OF ORANGE

Authorized Signer of National Default
REO Services, a Delaware Limited
Liability Company dba First American
Asset Closing Services ("FAACS"), as
Attorney in fact and/or Agent

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JESSICA RAMIREZ, VICE PRESIDENT** of Authorized Signer 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, 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 March, 2007.

NOTARY PUBLIC: MONA HAJATI
My Commission expires: JULY 3, 2010
AFFIX SEAL

543273
2006-000791

