

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

Send Tax Notice to:  
Grey Nakayama



20070503000205390 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
05/03/2007 12:28:59PM FILED/CERT

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred eighty thousand and 00/100 Dollars (\$180,000.00) 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 Grey Nakayama, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 8, Block 5, according to the survey of Indian Valley 6th Sector, as recorded in Map Book 5, Page 118, 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 and Southern Bell Telephone and Telegraph Company as recorded in Book 107 Page 121; Deed Book 161, Page 493; Deed Book 102, Page 53 and Deed Book 103, Page 213.
4. Restrictive covenant as recorded in Book 2 Page 298 and Misc. Book 2, Page 885, and amended restrictions in Misc. Book 9, Page 143.
5. Mineral and Mining Rights as recorded in Book 181 Page 385.
6. Easement to "The Five T's" recorded in Deed Book 284, Page 885.
7. Transmission line permits to Alabama Power Company recorded in Deed Book 104, Page 213 and Deed Book 107, Page 121.
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. 20061031000535360, in the Probate Office of Shelby County, Alabama.

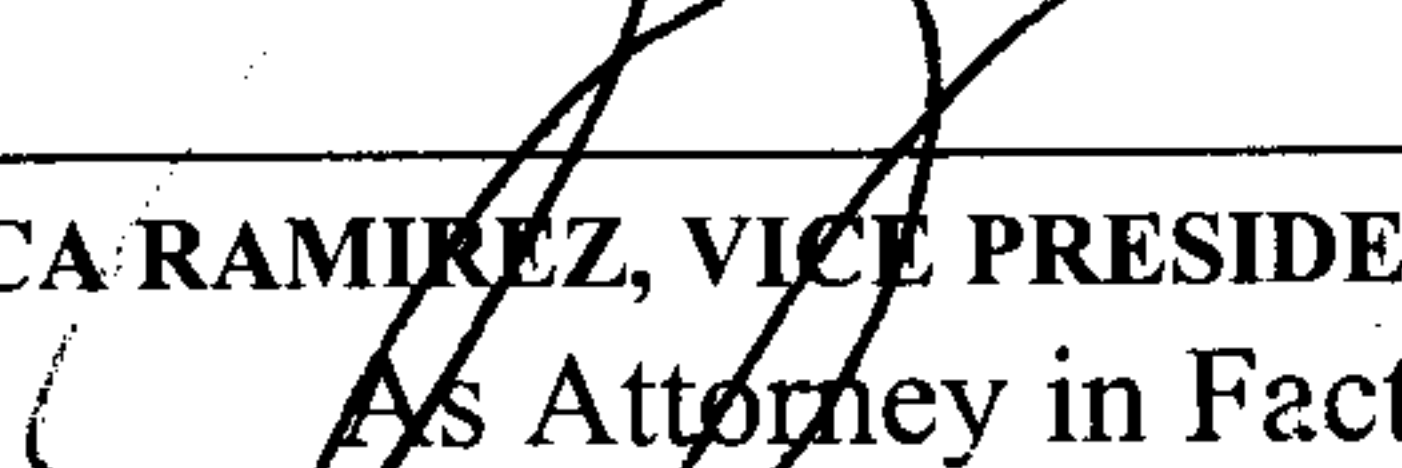
\$ 180,000 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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.

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

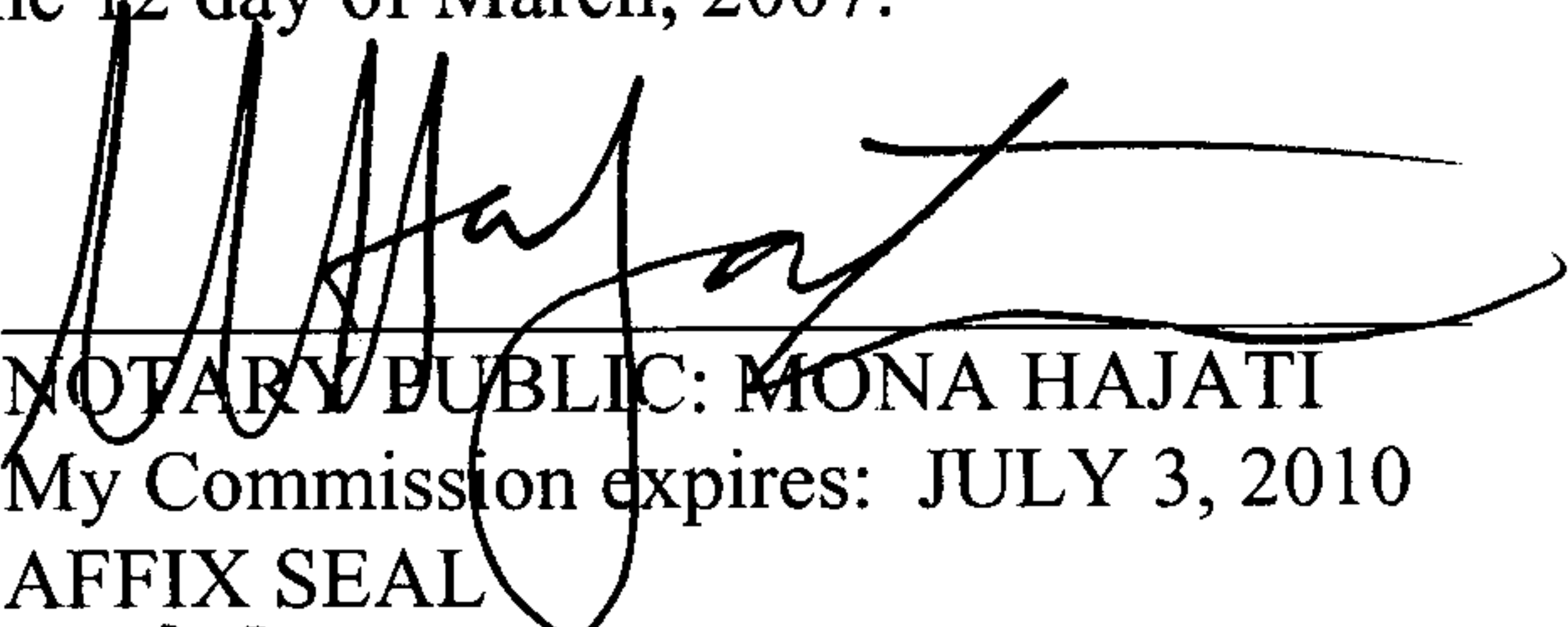
Authorized Signer of National Default  
REO Services, a Delaware Limited  
Liability Company dba First American  
Asset Closing Services ("FAACS"), as  
Attorney in fact and/or Agent

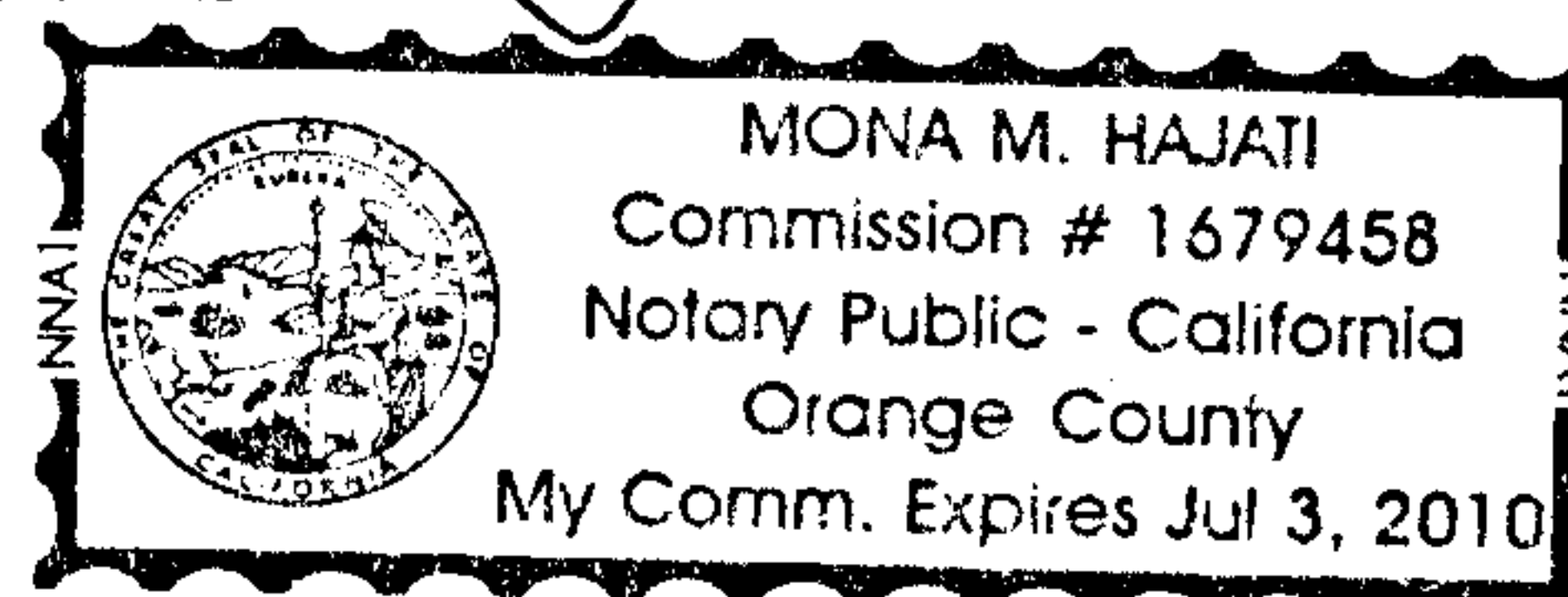
STATE OF CALIFORNIA

COUNTY OF ORANGE

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



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2006-000859