

STATE OF ALABAMA
COUNTY OF SHELBY

Burruss R. Anderson
6960130268
06-0742

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:


That Branch Banking and Trust Company, a corporation organized and existing under the laws of the State of SC, whose principal place of business is located at FORECLOSURE DEPARTMENT, 301 College Street, Greenville, South Carolina 29601, hereinafter called Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other valuable consideration the receipt whereof is hereby acknowledged, has granted, bargained, and sold, and by these presents, does hereby grant, bargain, sell and convey unto Federal Home Loan Mortgage Corporation, hereinafter called the Grantee, and his/her successors in such office, as such, and his/her or their assigns, the following-described property, situated in the county of Shelby, Alabama, to wit:

Commence at the Southeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 2, Township 24 North, Range 12 East; thence North 01 degrees 35 minutes 09 seconds West along the East line of said 1/4-1/4 Section a distance of 169.60 feet to the point of beginning; thence continue along the last described course run a distance of 210.00 feet; thence North 87 degrees 45 minutes 26 seconds West and run a distance of 210.00 feet; thence South 01 degrees 32 minutes 14 seconds East and run a distance of 210.00 feet; thence South 87 degrees 45 minutes 38 seconds East and run a distance of 210.18 feet to the point of beginning. An ingress and egress and utility easement lying 15 feet each side of the following described centerline: Commence at the Southeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 2, Township 24 North, Range 12 East; thence North 01 degrees 35 minutes 09 seconds West along the East line of said 1/4-1/4 Section a distance of 154.57 feet to the point to beginning; thence North 87 degrees 45 minutes 38 seconds West and run a distance of 530.32 feet, more or less, to the end of said easement.

The property conveyed herein is conveyed subject to outstanding rights of redemption and subject to all easements and restrictions of record and ad valorem taxes not due or payable on the date hereof.

The Grantor also assigns and transfers to the Grantee herein all of said Grantor's claim and notes, and the judgement, if any, thereon representing the indebtedness heretofore secured by liens on the property hereinabove described and which liens were heretofore foreclosed.

To Have and To Hold, the aforegranted property together with all and singular the improvements thereon and the rights and appurtenances thereto in anywise belonging to the said Grantee, and his/her successors in such office, as such, and his/her or their assigns forever, Grantor hereby covenants with the said Grantee and his/her successors in such office, as such, and his/her or their assigns, that Grantor is lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrance; that it has a good right to sell and convey the same to the said Grantee herein, and that Grantor will warrant and defend the premises to the said Grantee and his/her successors in such office, as such, and his/her or their assigns forever, against the lawful claims and demands of all persons claiming the same by, through, or under Grantor.


20070817000389960 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
08/17/2007 03:59:15PM FILED/CERT

IN WITNESS WHEREOF, the said Branch Banking and Trust Company by John Harmon, its Vice President,
and tested by Rick Miller its AVP, who is authorized to execute this conveyance, has hereto set its signature and
seal, this 13th day of August, 2007.

ATTEST (Corporate Seal)

Signature

PRINT NAME AND TITLE OF ATTESTING OFFICIAL

Branch Banking and Trust Company

By:

(Signature)

Its:

PRINT NAME AND TITLE OF EXECUTING OFFICIAL

STATE OF South Carolina

COUNTY OF Greenville

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John Harmon
and Rick Miller, whose names as Vice President and AVP, respectively, of Branch Banking and Trust
Company, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being
informed of the contents of said conveyance, they, as such officers and with full authority, executed the same voluntarily for
and as the act of said association, acting in its capacity as aforesaid.

Given under my hand and official seal, this the 13th day of August, 2007.

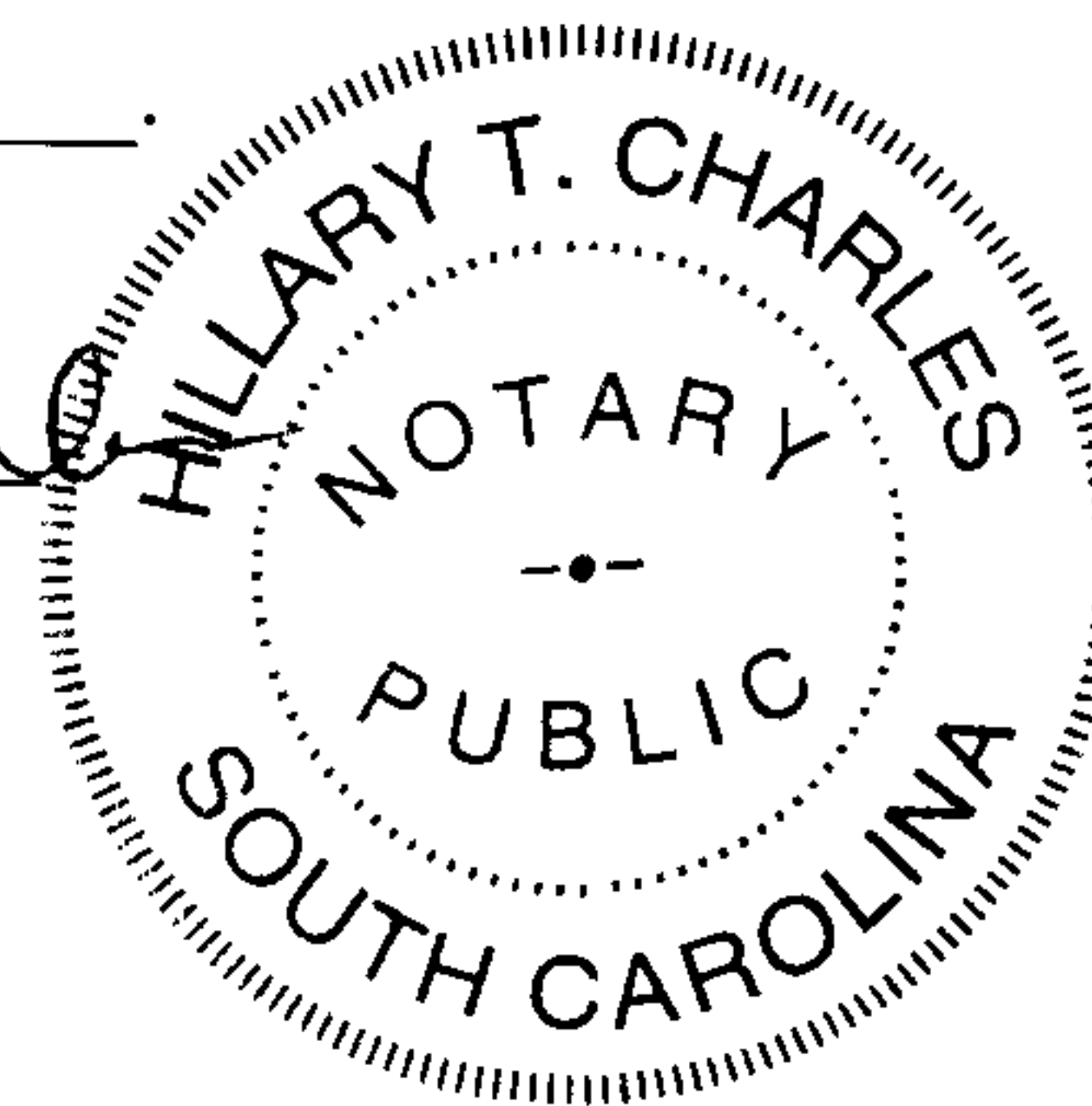
Notary Public

MY COMMISSION EXPIRES: 10-31-2012

GRANTEE'S ADDRESS:

Department of Housing and Urban Development
Hooks, Van Holm
The Noble Building
1021 Noble Street, Suite 212-221
Anniston, AL 36201

This instrument prepared by:
Chalice E. Tucker
SHAPIRO & TUCKER, L.L.P.
2107 5th Avenue North, Suite 500
Birmingham, Alabama 35203



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