

THIS INSTRUMENT PREPARED BY:
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Attorneys at Law
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(205)-338-2295

AFTER RECORDING, PLEASE RETURN TO:

SERVICELINK
4000 INDUSTRIAL BLVD.
ALBUQUERQUE, NM 87101

1211302

STATE OF ALABAMA)

) SPECIAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Three Hundred Eighty Thousand and No/100 Dollars (\$380,000.00) to the undersigned grantor, **Federal Home Loan Mortgage Corporation by Chicago Title Insurance Company dba ServiceLink as Attorney-In-Fact**, a corporation (hereinafter referred to as "Grantor"), in hand paid by the Grantees herein, the receipt and sufficiency of which is hereby acknowledged, the said Grantor does by these presents GRANT, BARGAIN, SELL and CONVEY unto **Lary B. Cowart & Cynthia D. Cowart** (hereinafter referred to as "Grantee") all of Grantor's right, title and interest in and to the following described real property, situated in Shelby County, Alabama, to-wit:

All that certain parcel of land situate in the County of Shelby, State of Alabama, being known and designated as Lot 18A, according to the Survey of Mill Springs Estates, 2nd Sector, as recorded in Map Book 25, Page 95, in the Probate Office of Shelby County, Alabama.

Being the same property as conveyed from ABN AMRO Mortgage Group, Inc. to Federal Home Loan Mortgage Corporation as described in Deed Inst. 20060822000408920 Recorded 8/22/2006, Shelby County Records.

Tax ID: 58-10-2-10-0-006-019.000

SUBJECT TO: (1) Taxes for the year 2007 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.

TITLE NOT EXAMINED BY PREPARER. Legal description provided by Grantor.

Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

Power of Attorney recorded in 2007 1101000505200 Book , Page .

TO HAVE AND TO HOLD unto the said Grantee, their heirs and assigns, forever.

\$280,000 of the purchase price is being paid by a mortgage filed simultaneously here with.

IN WITNESS WHEREOF, the said Grantor, by Pamela J. Donbaugh, its Vice President who is authorized to execute this conveyance, has hereto set its signature and seal, this the 19 day of September, 2007.

Federal Home Loan Mortgage Corporation by Chicago Title Insurance Company dba ServiceLink as Attorney-In-Fact

By [Signature]
Its Pamela J. Donbaugh, VP

[Signature]
Witness

[Signature]
Witness

Shelby County, AL 11/01/2007
State of Alabama

Deed Tax: \$100.00

STATE OF Pennsylvania)
COUNTY OF Beaver)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Pamela Donbaugh, whose name as VP of **Chicago Title Insurance Company dba ServiceLink** as attorney-in-fact for **Federal Home Loan Mortgage 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, executed the same voluntarily and with full authority as such officer for such corporation in its capacity as attorney-in-fact on the day the same bears date.

Given under my hand and seal on this the 19th day of Sept, 2007.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Marsha L. Hancock, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Oct. 10, 2010
Member, Pennsylvania Association of Notaries

[Signature]
NOTARY PUBLIC Marsha L. Hancock
My Commission Expires: 10/10/10