

This instrument prepared by: Jeff G. Underwood, Attorney Sirote & Permutt P.C. 2311 Highland Avenue South Birmingham, Alabama 35205 Send Tax Notice to: Stacia S. Snyder

Mabasher, STC 3

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Eighty-eight thousand and 00/100 Dollars (\$88,000.00) 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 Stacia S. Snyder, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 15, according to the Survey of Kingwood Townhomes, Phase One, as recorded in Map Book 9, Page 18, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

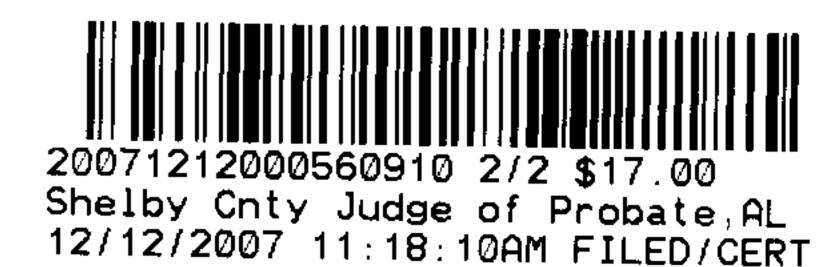
Subject to:

- 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. Protective Covenants as shown in Inst.# 1996-08861.
- 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. 20070630000198080, in the Probate Office of Shelby County, Alabama.

 $$\underline{\$5.300.00}$ 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.



Special Warranty Deed December 27, 2005

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the day of November, 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") As Attorney in Fact STATE OF CONTROL COUNTY OF OR CHANGE I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that whose name 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 _____ day of Nevember. 2007. NOTARY PUBLIC PATHONY Phan My Commission expires: JUNY 4,2009 Notary Public - California Oranne County Orange County My Comm. Expires Jun. 4, 2009 AFFIX SEAL

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