



20080226000076650 1/2 \$221.00  
Shelby Cnty Judge of Probate, AL  
02/26/2008 09:48:48AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

Alan C. Furr, Esq.  
Church, Minor, Furr, Harmon & Barrentine, P.C.  
*Attorneys at Law*  
1609 Cogswell Avenue  
Pell City, Alabama 35125  
(205)-338-2295

AFTER RECORDING, PLEASE RETURN TO:

SERVICELINK  
4000 INDUSTRIAL BLVD.  
ALBUQUERQUE, PA 15001

*1346025*

STATE OF ALABAMA )  
COUNTY OF SHELBY )  
SPECIAL WARRANTY DEED  
(w/Right of Survivorship)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Two Hundred Six Thousand and No/100 Dollars (\$206,000.00) to the undersigned grantor, **Federal Home Loan Mortgage Corporation By Chicago Title Insurance Company dba Service Link 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 **Paul Robert Graham and Jill Harwood Graham** (hereinafter referred to as "Grantees"), as joint tenants with right of survivorship, all of Grantor's right, title and interest in and to the following described real property, situated in Shelby County, Alabama, to-wit: *\*Husband and wife*

All that certain parcel of land situate in the County of Shelby, State of Alabama, being known and designated as Lot 37, according to the Survey of Third Addition to Riverchase West, as recorded in Map Book 7 Page 139 in the Probate Office of Shelby County, Alabama.

Being the same property as conveyed from Robert K. Murdoch to Cheryl Lynn Murdoch as set forth in Deed Inst# 20061127000572750, dated 11/6/06, recorded 11/27/06 in SHELBY County Records.

Tax ID: 58-11-7-25-0-004-030.000

SUBJECT TO: (1) Taxes for the year 2008 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.***

TO HAVE AND TO HOLD unto the said Grantees as joint tenants with right of survivorship, their heirs and assigns forever; it being the express intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees

herein) in the event one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, by Sheri Yoho, its attorney-in-fact, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 8th day of January, 2008.

**Federal Home Loan Mortgage Corporation By Chicago Title Insurance Company dba Service Link as Attorney-In-Fact**

By [Signature]  
Its Sheri L. Yoho

[Signature]  
Witness  
[Signature] Terra West  
Witness

STATE OF PA )  
COUNTY OF Beaver )

Shelby County, AL 02/26/2008  
State of Alabama  
Deed Tax: \$206.00

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Sheri Yoho, whose name as VP of **Chicago Title Insurance Company dba Service Link**, a corporation 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 8 day of Jan, 2008.

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  
My Commission Expires: 10/10/10  
Marsha L. Hancock