



20080603000223580 1/3 \$49.00
Shelby Cnty Judge of Probate, AL
06/03/2008 11:09:02AM FILED/CERT

Shelby County, AL 06/03/2008
State of Alabama

Deed Tax: \$32.00

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STATE OF ALABAMA
SHELBY COUNTY

D-485006-T32

RETURN TO:

TRANSCONTINENTAL TITLE CO.
RECORDING DIVISION
2605 ENTERPRISE ROAD STE#200
CLEARWATER, FL 33759-9973

~~Return to and~~ mail tax statements to:

ROSANA KAMRAN AND LATIF SHABANI
1192 BERWICK RD
BIRMINGHAM, AL 35242

(112)

Property Tax ID#: 03-9-32-0-003-046.000

*\$128,500.00 of purchase paid from mortgage
being record simultaneously.*

SPECIAL WARRANTY DEED

Know all men by these presents: That for and in consideration of \$160,500.00 Dollars and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, that FEDERAL HOME LOAN MORTGAGE CORPORATION, whose post office address is 5000 PLANO PARKWAY CARROLLTON, TX 75010 (herein referred to as Grantor), does hereby grant, bargain, sell and convey unto ROSANA KAMRAN AND LATIF SHABANI, WIFE AND HUSBAND, whose post office address is 1192 BERWICK RD BIRMINGHAM, AL 35242 (herein referred to as Grantee), the following lot or parcel of land, situated in SHELBY County, Alabama, and being more particularly described as follows:

**“SEE COMPLETE LEGAL ATTACHED AS
EXHIBIT “A” INCLUDED HERewith AND
MADE A PART HEREOF”**

Seller to convey the title by special warranty deed without covenants of the title or the equivalent for the state the property is located. 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.

And Grantor does for Grantor and for Grantor's executors, and administrators covenant with the said GRANTEE, Grantee's heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that Grantor has a good right to sell and convey the same.

To have and to hold unto the said grantee forever.

In witness whereof, Grantor has hereunto set her hand and seal this 1st day of May, 2008.

FEDERAL HOME LOAN MORTGAGE CORPORATION

By: [Signature]

Its: Dan Outland, VP

Witness

Printed Name

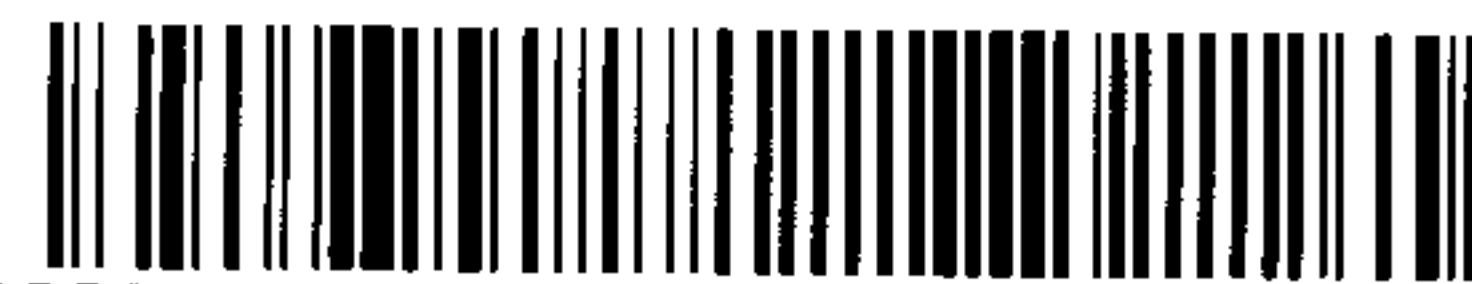
Witness

Printed Name

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

STATE OF California }

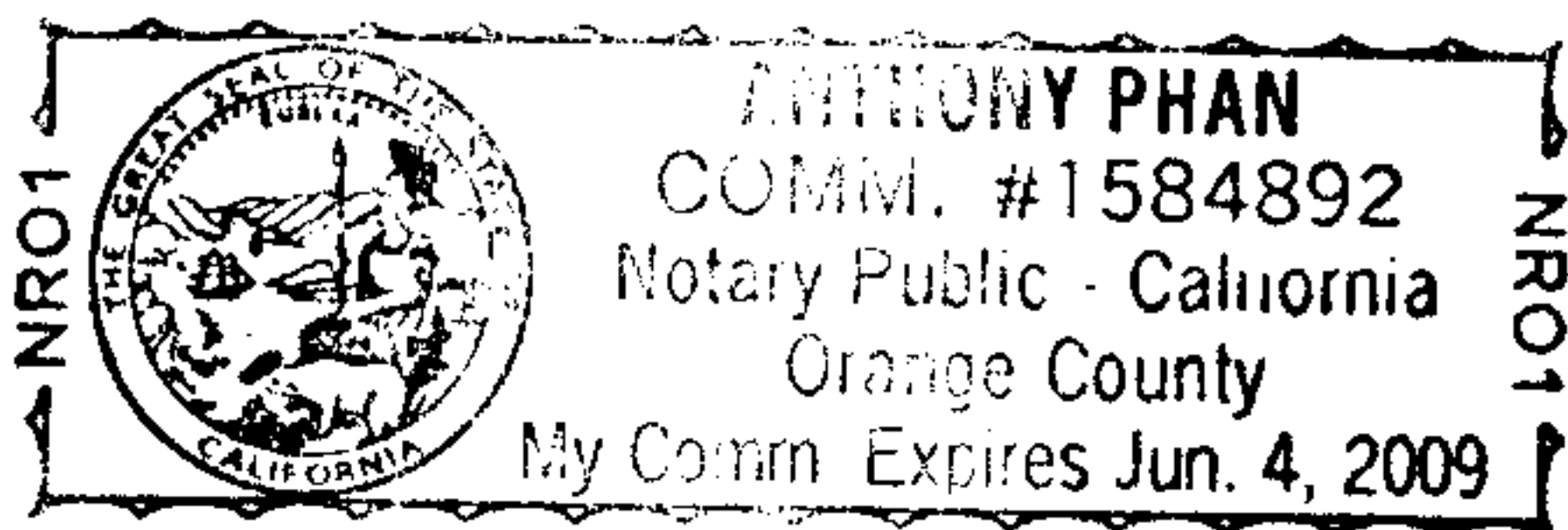
COUNTY OF Orange }



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I, Anthony Phan, hereby certify that Dan Outland, VP,
acting on behalf of FEDERAL HOME LOAN MORTGAGE CORPORATION, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand this 1 day of May, 2008.



[Signature]
Notary Public Anthony Phan
My commission expires: June 4, 2009

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation
as to the status of the title, nor property use or any zoning regulations concerning described property herein conveyed nor
any matter except the validity of the form of this instrument. Information herein was provided to preparer by
Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Prepared By:
William E. Curphey & Associates
David E. Hudgens, Esquire
Pierce, Ledyard & Hudgens, P.C.
28311 North Main Street
Daphne, AL 36526



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EXHIBIT A

**LOT 46, ACCORDING TO THE SURVEY OF GREYSTONE RIDGE GARDEN HOMES, AS RECORDED IN
MAP BOOK 16, PAGE 31, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**