

Seller's Loan No: **722460245**

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 #1566871
4000 INDUSTRIAL BLVD.
ALIQUIPPA, PA 15001

STATE OF ALABAMA

) SPECIAL WARRANTY DEED

) (w/Right of Survivorship)

COUNTY OF SHELBY

) \$218,420.00 of the mortgage is being
paid towards the consideration of 221,900.00

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Two Hundred Twenty-One Thousand Nine Hundred and No/100 Dollars (\$221,900.00) to the undersigned grantor, **FEDERAL HOME LOAN MORTGAGE CORPORATION**, 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 **JASON E. HOWANITZ and JULIE D. HOWANITZ** (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:

By Husband and wife

All that certain parcel of land situate in the County of Shelby, State of Alabama, being known and designated as Lot 403, according to the Survey of Grande View Estates, Givianpour Addition to Alabaster 4th Addition recorded in Map Book 21 Page 100 A & B, Shelby County, Alabama.

Being the same property as conveyed from CitiMortgage, Inc. By: Corvin Auctioneering, LLC Its: Auctioneer and Attorney-in-Fact By: Michael Corvin, Member to CitiMortgage, Inc. as set forth in Instrument 20080222000072750 recorded 02/22/2008 in SHELBY County Records.

Tax ID: 23-5-16-0-001-019.034

POA Recorded: 02/26/2008 Inst# 20080226000076640

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 Shirley L. Yoho, its VP, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 6th day of May, 2008.

Federal Home Loan Mortgage Corporation By Chicago Title Insurance Company Dba ServiceLink As Attorney-In-Fact

Corla M. Ceravolo
Witness Corla M. Ceravolo

Mark Appugliese
Witness Mark Appugliese

By Shirley L. Yoho
Its VP

Shelby County, AL 07/14/2008
State of Alabama

Deed Tax: \$3.50

STATE OF PA
COUNTY OF Beaver

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Shirley L. Yoho, whose name as VP of **Chicago Title Insurance Company Dba ServiceLink**, 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 6 day of May, 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

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

*POA recorded in Shelby county 2-26-2008 Instrument #200802260000 76640.