

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Raymond W. Phillips
Joyce W. Phillips

17886 Hwy 42
Shelby, AL 35143

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Forty-three thousand five hundred and 00/100 Dollars (\$43,500.00) 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Raymond W. Phillips, and Joyce W. Phillips, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Part of the SW 1/4 of Section 35, Township 20, Range 3 West, described as follows: Beginning at the Southwest corner of said forty and run East along the South line thereof 71 1/2 feet; thence North and parallel to the West line of said forty 173 feet, more or less, to the South right of way line of the Helena-Alabaster Road; thence Northwesterly along the South line of said road 80 feet, more or less, to the West line of said forty; thence South along the West line of said forty, 221.9 feet, more or less, to the Southwest corner thereof; being the point of beginning.

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 Grantees herein assume and agree to pay.
3. Easements, reservations, restrictions, protective covenants, rights of way, conditions and building setback lines of record, if any.
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. , in the Probate Office of Shelby County, Alabama.

\$ 0 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

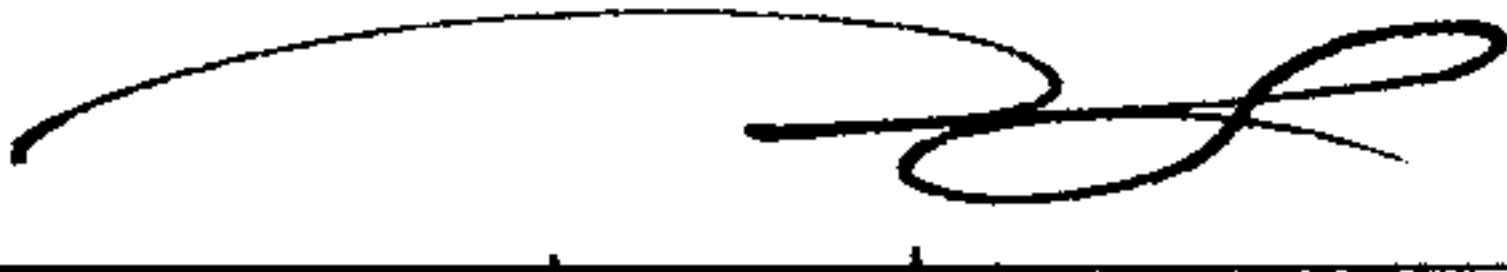
This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantees, their 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 2nd day of July, 2008.

Federal Home Loan Mortgage Corporation
By, Authorized Signer National Default REO Services, a
Delaware Limited Liability Company dba First American Asset
Closing Services ("FAACS")


by, 
Its Jeff Schmidt, VP
As Attorney in Fact

STATE OF California

COUNTY OF Orange

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeff Schmidt, whose name as Vice President of 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 2 day of July, 2008.


NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

574746
2007-003431

Shelby County, AL 07/24/2008
State of Alabama

Deed Tax: \$43.50

