

20080806000316170 1/2 \$22.50
Shelby Cnty Judge of Probate, AL
08/06/2008 02:42:19PM FILED/CERT

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

Send Tax Notice to:
Victoria J. Ashford
1941 River Ridge Road
Helena, AL 35080

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Seventy-two thousand nine hundred and 00/100 Dollars (\$72,900.00) 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 Victoria J. Ashford, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 34, according to the Map Survey of Kingwood Townhomes, Phase One, as recorded in Map Book 9, Page 18, in the Probate Office of 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. Easement/right-of-way to Alabama Power Company as recorded in Book 59 Page 380.
3. Terms, agreements and right-of-way to Alabama Power Company recorded in Real Volume 12, Page 548.
3. Restrictions as shown on recorded plat.
3. 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. 20080423000166780, in the Probate Office of Shelby County, Alabama.

\$ 65,610.00 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.

Special Warranty Deed

December 27, 2005

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the
17 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")

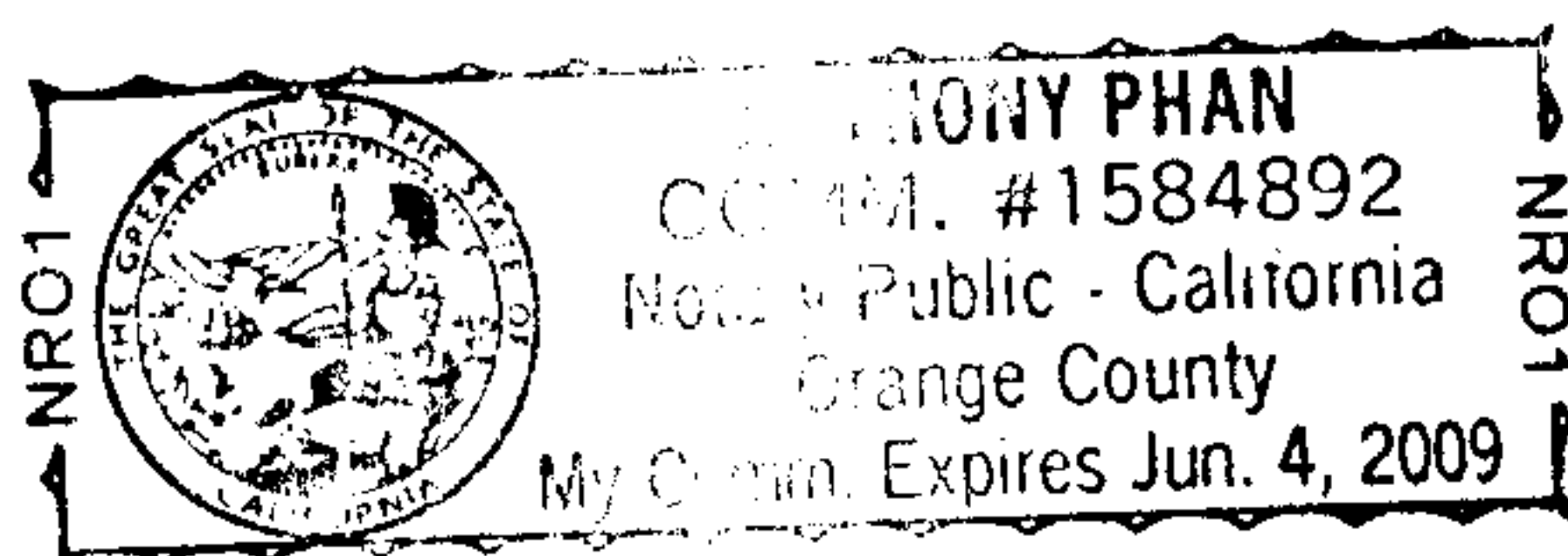
by, [Signature]
Its Dan Outland, VP
As Attorney in Fact

STATE OF California

COUNTY OF Orange

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Dan Outland, 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 17 day of July, 2008.



[Signature]
NOTARY PUBLIC
My Commission expires: July June 4, 2009
AFFIX SEAL

590039

2008-001958

Shelby County, AL 08/06/2008
State of Alabama

Deed Tax: \$7.50