



20080812000323980 1/2 \$31.00  
Shelby Cnty Judge of Probate, AL  
08/12/2008 10:29:04AM 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:  
Robert Q. Faulk  
Amanda A. Faulk  
186 River Valley Rd.  
Helena, AL 35880

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Three hundred thirty-nine thousand and 00/100 Dollars (\$339,000.00) 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 Robert Q. Faulk, and Amanda A. Faulk, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 641, according to the Survey of Final Plat Riverwoods, Sixth Sector, as recorded in Map Book 32, Page 140, 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 Grantees herein assume and agree to pay.
3. Easement/right-of-way to Southern Natural Gas Corporation as recorded in Instrument No. 2001-54741.
4. Easement/right-of-way to Riverwoods Properties as recorded in Instrument No. 20030814000535930.
5. Easement/right-of-way to Alabama Power Company as recorded in Instrument No. 20040102000000380 and instrument No. 20040102000000390.
6. Restrictions or covenants recorded in instrument 2002-7338 in the probate office of Shelby County, Alabama
7. 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. 20080422000163100, in the Probate Office of Shelby County, Alabama.

\$ 322,050.00 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.

TO HAVE AND TO HOLD Unto the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy thereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Special Warranty Deed

December 27, 2005

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

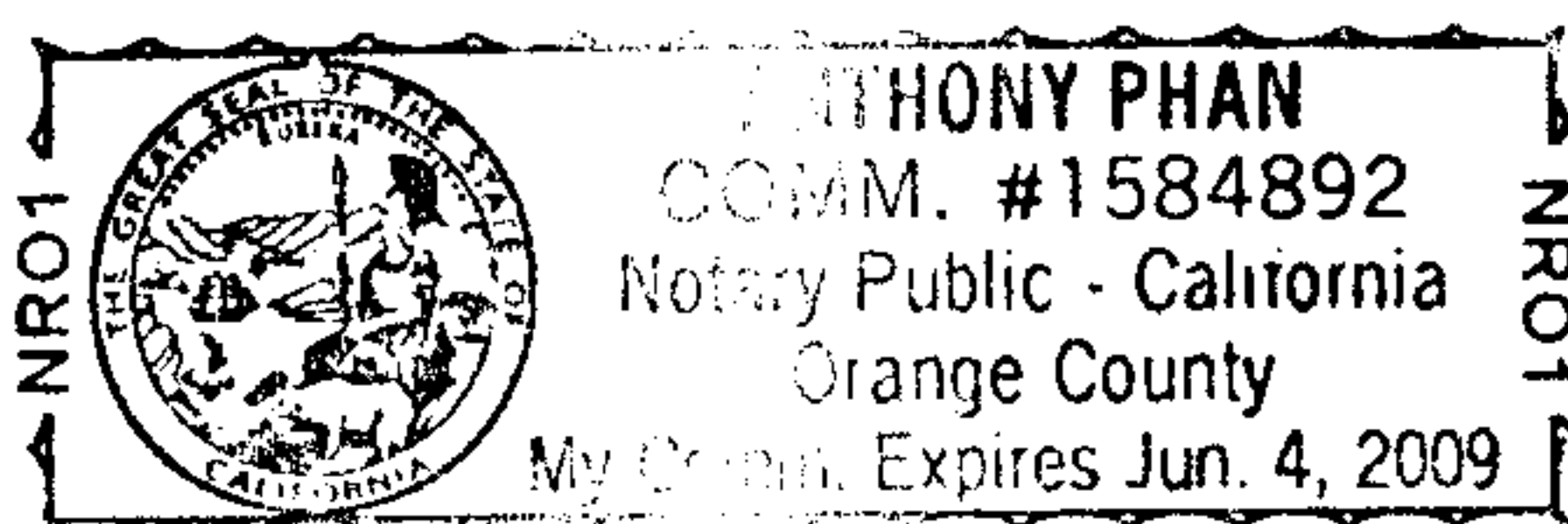
by, \_\_\_\_\_  
Its \_\_\_\_\_  
As Attorney in Fact

STATE OF California

COUNTY OF Orange

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joseph Verdugo, 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 1 day of August, 2008.



Anthony Phan  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

588076  
2008-001541

Shelby County, AL 08/12/2008  
State of Alabama

Deed Tax: \$17.00