

20080820000335110 1/3 \$19.50
Shelby Cnty Judge of Probate, AL
08/20/2008 01:08:25PM FILED/CERT

Shelby County, AL 08/20/2008
State of Alabama

Deed Tax: \$2.50

)
)
)
Return to : Lionel Sanders
Transcontinental Title Co.
Recording Division
2605 Enterprise Road Ste#200
Clearwater FL 33759-9973

bove This Line Reserved For Official Use Only-----

STATE OF ALABAMA
SHELBY COUNTY

1st. 72

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

TROY W STUDYVIN
907 STONEWOOD ROAD
HELENA, AL 35080

Property Tax ID#: 13-5-21-3-002-003.047

10480722 - 3

SPECIAL WARRANTY DEED

Know all men by these presents: That for and in consideration of \$145,700.00 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 TROY W STUDYVIN AND AUDRA W STUDYVIN, whose post office address is 907 STONEWOOD ROAD, HELENA, AL 35080 (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 7th day of August, 2008.

FEDERAL HOME LOAN MORTGAGE CORPORATION

By: Christine Weber
Christine Weber

Its: VP

[Signature]
Witness
Julie Chantre
Printed Name

[Signature]
Witness
JULIO SERVIN
Printed Name

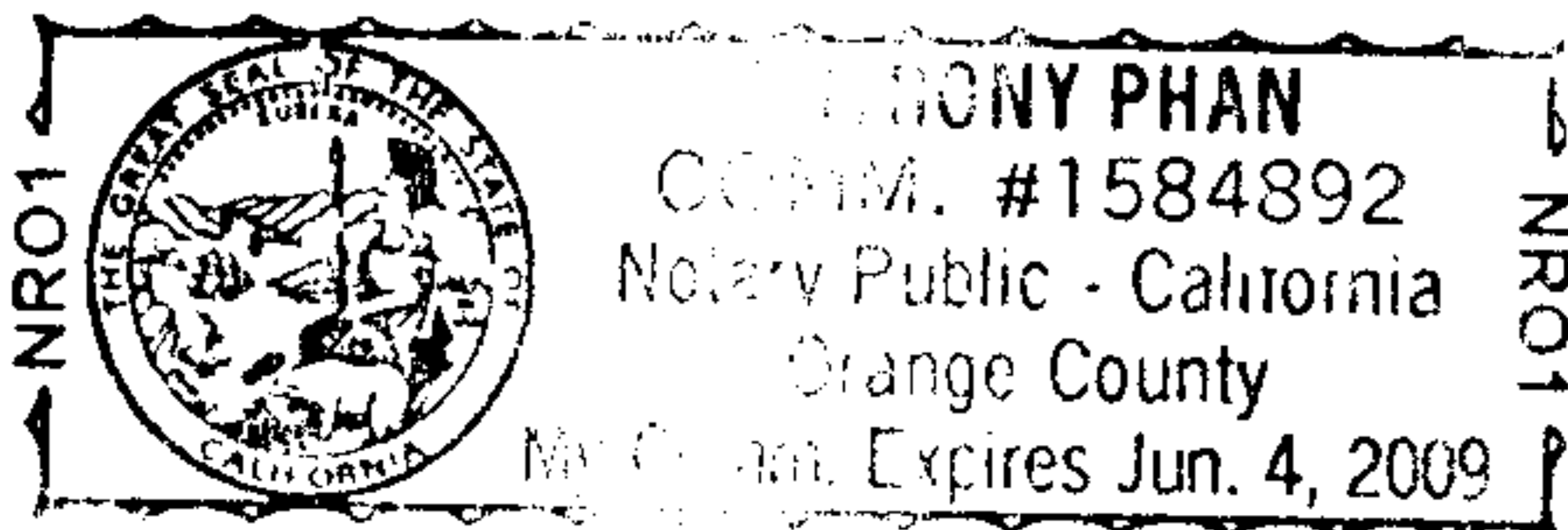
Attest:
I, _____
Notary Public for the State of _____
do hereby certify that _____
as Attorney in Fact for _____

STATE OF California

COUNTY OF Orange

I, Anthony Phan, hereby certify that Christine Weber 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 7 day of August, 2008.



[Signature]
Notary Public Anthony Phan
My commission expires:

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 347, ACCORDING TO THE SURVEY OF PHASE II, FIELDSTONE PARK, THIRD SECTOR, AS
RECORDED IN MAP BOOK 20, PAGE 35 A & B IN THE OFFICE OF THE JUDGE OF PROBATE OF
SHELBY COUNTY, ALABAMA.**

**BEING THE SAME PROPERTY CONVEYED TO STEPHANIE W. NEAL BY DEED FROM WILLIAM VANN
NEAL RECORDED 07/06/2004 IN INSTRUMENT 20040706000369240, IN THE PROBATE JUDGE'S OFFICE
FOR SHELBY COUNTY, ALABAMA.**