

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

Send Tax Notice to:  
Reginald D. Bowie

160 Tanglewood Dr  
Alabaster, AL 35007

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of one hundred sixty-two thousand five hundred and 00/100 Dollars (\$162,500.00) 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 Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Reginald D. Bowie, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 17, according to the Survey of Final Plat of Tanglewood by the Creek as recorded in Map Book 35, Page 36, Shelby County, Alabama Records.

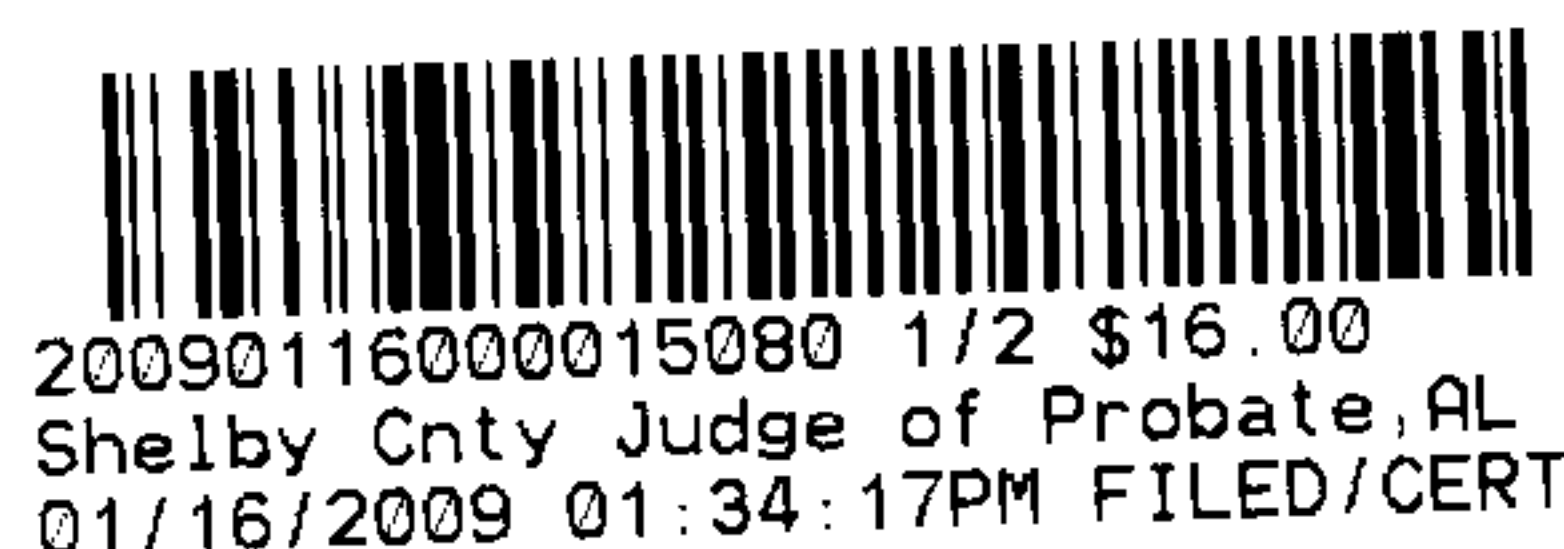
Subject to:

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. Easements, building lines and restrictions as shown on recorded map. Restrictions appearing of record in Instrument No. 2005-52777
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. 20080917000368260, in the Probate Office of Shelby County, Alabama.

\$ 165,993.00 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 Grantee, his/her 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

14 day of ~~December, 2008~~  
January, 2009,

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 Maria Pereira, VP

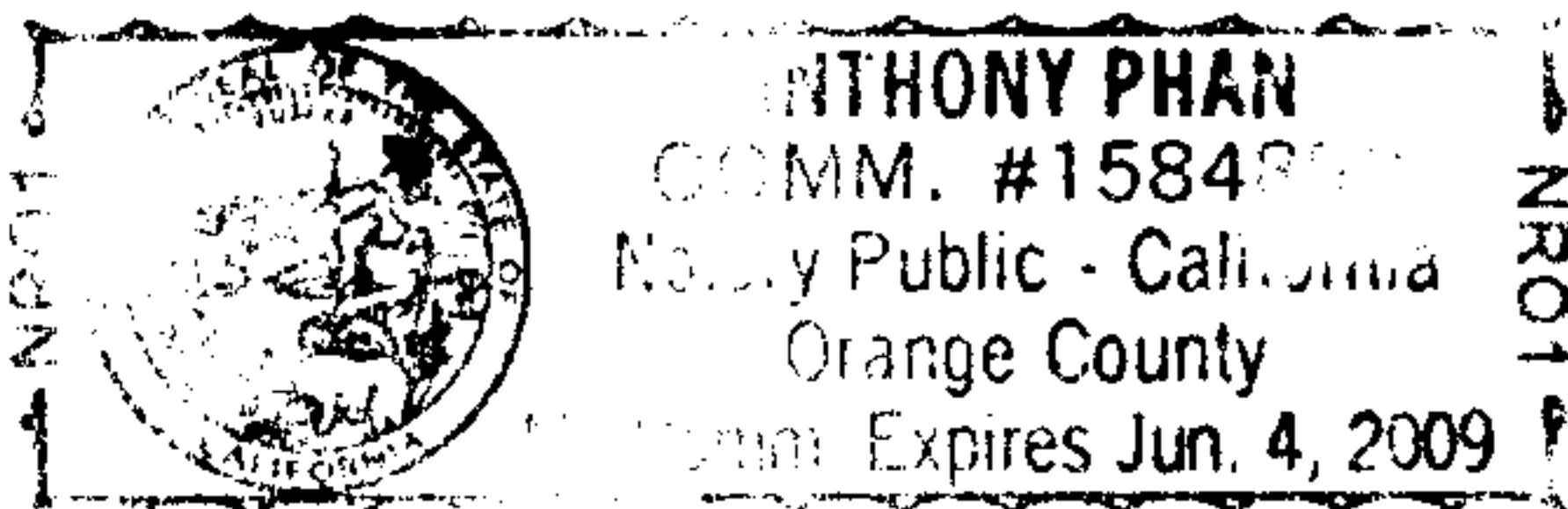
As Attorney in Fact

STATE OF California

COUNTY OF Orange

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Maria Pereira, 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 14 day of ~~December, 2008~~  
January, 2009,  
AP



[Signature]  
NOTARY PUBLIC

My Commission expires: June 4, 2009

AFFIX SEAL

612836

2008-004792



20090116000015080 2/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
01/16/2009 01:34:17PM FILED/CERT