


Freddie Mac Loan No. 377188824
Loan No. 1044321

Thomas C. Townsend and Jennifer E. Townsend
MAP#08-0138

WARRANTY DEED

State of Alabama
County of SHELBY


20090129000028050 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
01/29/2009 08:39:10AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration to the undersigned grantor, Coastal States Mortgage Corporation, a corporation, in hand paid by Federal Home Loan Mortgage, the receipt of which is hereby acknowledged, the said Coastal States Mortgage Corporation does by these presents grant, bargain, sell and convey unto the said Federal Home Loan Mortgage the following described real estate, situated in Shelby County, Alabama:

Lot 80-C, according to the Resurvey of Lots 77 through 80 and Lots 83 through 85, Meadowbrook, 5th Sector, First Phase, as Recorded in Map Book 9, Page 9 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, to the said Federal Home Loan Mortgage, and its purchasers, subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and subject to current taxes which constitute a lien accruing but not yet due and payable. Subject to easements, restrictions, rights of way, and limitations of record.

And said Coastal States Mortgage Corporation does for itself, its successors and assigns, covenant with said Federal Home Loan Mortgage and its purchasers and assigns, that it is lawfully seized in fee simple of said premises, that said premises are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Federal Home Loan Mortgage, and its purchasers forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Coastal States Mortgage Corporation, by Patrick J Mansell, its Executive Vice-President who is authorized to execute this conveyance, has hereto set its signature and seal, this 1st day of December, 2008.

Coastal States Mortgage Corporation

By: Patrick J Mansell

TITLE: Executive Vice-President

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF BROWARD

If the undersigned a Notary Public in and for said County, in said State, hereby certify that Patrick J Mansell, whose name as Executive Vice-Pres of Coastal States Mortgage 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, (s)he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 1st day of December, 2008.

Clara Hevia
Notary Public
Commission expires: 6-15-10

INSTRUMENT PREPARED BY:
MARK A. PICKENS, P.C.
P. O. BOX 59372
BIRMINGHAM, ALABAMA 35259

