



20090317000097420 1/2 \$41.00
Shelby Cnty Judge of Probate, AL
03/17/2009 11:48:41AM FILED/CERT

Seller's Loan No: **463576500**

THIS INSTRUMENT PREPARED BY:

Alan C. Furr, Esq.
Harmon Furr Barrentine, LLC
Attorneys at Law
614 Martin Street North
Pell City, Alabama 35125
(205)-338-2295

PLEASE SEND TAX NOTICE TO:

THOMAS PROPERTIES & INVESTMENTS, LLC
273 Clare Castle Lane
Sterrett, Alabama 35178

SL# 1751193

STATE OF ALABAMA)

) **SPECIAL WARRANTY DEED**

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Twenty-Six Thousand Nine Hundred and No/100 Dollars (\$26,900.00) to the undersigned grantor, **FEDERAL HOME LOAN MORTGAGE CORPORATION**, a corporation (hereinafter referred to as "Grantor"), in hand paid by the Grantees herein, the receipt and sufficiency of which is hereby acknowledged, the said Grantor does by these presents GRANT, BARGAIN, SELL and CONVEY unto **THOMAS PROPERTIES AND INVESTMENTS, LLC** (hereinafter referred to as "Grantee") all of Grantor's right, title and interest in and to the following described real property, situated in Shelby County, Alabama, to-wit:

All that certain parcel of land situate in the County of Shelby and State of Alabama being described as follows:

Begin at the NE corner of the NE ¼ of the SE ¼ of Section 32, Township 18 South, Range 2 East; thence run Westerly along the North line of said ¼-¼ Section for 661.07 feet to the Southeasterly R/W of McConico Road (Prescriptive R/W); thence S 63° 16' 25" left run Southwesterly along said R/W for 217.77 feet; thence 31° 07' 09" left and run Southerly 269.71 feet; thence 69° 18' 54" left run Southeasterly 227.20 feet; thence 18° 08' 30" left run Easterly 194.35 feet; thence 56° 06' 27" left run Northeasterly for 614.50 feet to the point of beginning.

Also permanently affixed is the following Manufactured Home: 2002 Fleetwood 28 x 60; Vin #GAFL235A87461111111 & GAFL235B87461HH11

Being the same property as conveyed from Mortgage Electronic Registration System, Inc., solely as nominee for Taylor, Bean & Whitaker Mortgage Corporation to Federal Home Loan Mortgage Corporation as described in Deed Instr. # 20081031000423780, Dated 10/21/2008, Recorded 10/31/2008 in Shelby County Records.

Tax ID: 05 9 32 0 000 008.002

POA Recorded: 02/26/2008 Inst# 20080226000076640

SUBJECT TO: (1) Taxes for the year 2009 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.

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.

This Deed should not be construed as conveying interest or transferring title to any manufactured/mobile home or trailer located on the premises

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, by Daniel J. Katella, its VP, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 4 day of February, 2009.

**Federal Home Loan Mortgage
Corporation By Chicago Title Insurance
Company Dba ServiceLink As Attorney-
In-Fact**

Kristi Sickles
Witness Kristin Sickles
Melinda Buckley
Witness Melinda Buckley

By Daniel J. Katella
Its Vice President
Daniel J. Katella

STATE OF AL
COUNTY OF Beaver

Shelby County, AL 03/17/2009
State of Alabama

Deed Tax: \$27.00

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Daniel J. Katella, whose name as VP of **Chicago Title Insurance Company Dba ServiceLink**, a corporation as attorney-in-fact for **Federal Home Loan 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, he/she, executed the same voluntarily and with full authority as such officer for such corporation in its capacity as attorney-in-fact on the day the same bears date.

Given under my hand and seal on this the 4 day of Feb, 2009.

Marsha L. Hancock
NOTARY PUBLIC
My Commission Expires: 10-10-10

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Marsha L. Hancock, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Oct. 10, 2010
Member, Pennsylvania Association of Notaries

Recording Requested By & Return To:
Chicago Title ServiceLink Division
4000 Industrial Blvd
Aliquippa, PA 15001
1751193