

Seller's Loan No: **989437647**

THIS INSTRUMENT PREPARED BY:

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

PLEASE SEND TAX NOTICE TO:

FRANK CORLEY ELLIS, III  
P.O. Box 1177  
Columbiana, Alabama 35051

SL# 1591455

STATE OF ALABAMA )

COUNTY OF SHELBY )

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Forty-Five Thousand Nine Hundred and No/100 Dollars (\$45,900.00) 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 **FRANK CORLEY ELLIS, III** (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:

\* married

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

Lots 1 through 8, Block 1. J. H. Compton's Addition to Columbiana, recorded in Map Book 3, Page 16, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of the NW 1/4 of the NE 1/4 of Section 26, Township 21 South, Range 1 West thence run West along the South line of said 1/4-1/4 section a distance of 62.85 feet to the East right-of-way line of the L & N Railroad Spur; thence turn an angle of 69 degrees 48 minutes 36 seconds to the right and run along said right of way line a distance of 643.43 feet to the North line of Depot Street, and the Point of Beginning; thence continue in the same direction along said right of way a distance of 204.89 feet to the Northwest corner of Lot 8; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 107.15 feet to the Northeast corner of Lot 8; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 256.39 feet; thence turn an angle of 44 degrees 45 minutes 08 seconds to the right and run a distance of 60.00 feet to the North line of Depot Street; thence turn an angle of 100 degrees 35 minutes 48 seconds to the right and run along the North line of Depot Street a distance of 106.57 feet; thence turn an angle of 00 degrees 50 minutes 55 seconds to the right and continue along the North line of Depot Street a distance of 7.74 feet to the point of beginning. Situated in the NW 1/4 of the NE 1/4 of Section 26, Township 21 South, Range 1 West, Shelby County Alabama.

Also

A parcel of land located in the N 1/2 of the NE 1/4 of Section 26, Township 21 South, Range 1 West, Shelby County, Alabama:

Beginning at the Easternmost corner of the Emory H. Weathers and Louise S. Weathers property as described in Deed Book 332, Page 198, in the Probate Office of Shelby County, Alabama, which corner is at a point on the Easterly Line of J.H. Compton's Addition to Columbiana, recorded in Map Book 3, Page 166, in the Probate Office of Shelby County, Alabama; from said beginning point run Southeasterly along the extension of the Easterly line of said J. H. Compton's Addition to the Northerly right-of-way line of Depot Street; then turn right and run Northwesterly along Depot Street to the Southernmost corner of the Weathers Property; thence turn right an angle of 79 degrees 24 minutes 12 seconds and run Northerly along the Weathers Property a distance of 60 feet, more or less, to the point of beginning.

Being the same property as conveyed from Wells Fargo Bank, NA, successor by merger to Wells Fargo Home Mortgage, Inc. to Federal Home Loan Mortgage Corporation, as described in Deed Document No. 200800225000075250, Dated 01/24/2008, Recorded 02/25/2008 in SHELBY County Records.

Tax ID: 21-7-26-1-001-024.001  
21-7-26-1-001-017.001

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.

TITLE NOT EXAMINED BY PREPARER. Legal description provided by Grantor.

***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.***

TO HAVE AND TO HOLD unto the said Grantee, his heirs 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 19 day of  
February, 2009.

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

Kristin Staples  
Witness Kristin Staples

McLinda Buckley  
Witness McLinda Buckley

By Daniel J Katella  
Its Vice President

\*POA recorded 11-1-07 OK  
Inst #20071101000505200  
Shelby County

STATE OF PA  
COUNTY OF Beaver

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 19 day of Feb, 2009.

Recording Requested By & Return To:  
Chicago Title ServiceLink Division  
4000 Industrial Blvd 1591455  
Aliquippa, PA 15001

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

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

Deed Tax: \$46.00

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